



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

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The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Agenda No. 11
09/25/18

**Re: PROJECT NO. R2015-00408-(5)
CONDITIONAL USE PERMIT NO. 2015-00019-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously held a duly-noticed public hearing on the above-referenced project and conditional use permit ("CUP") authorizing, in the Northlake Specific Plan, site plan review, set-aside housing, affordable senior set-aside housing, mixed-use and live-work development, on-site and off-site grading in excess of 100,000 cubic yards of cut/fill material, walls exceeding six feet in height, and construction of two water tanks in the unincorporated community of Castaic in the Castaic Canyon Zoned District. Enclosed are findings and conditions for the CUP for your consideration. The project also includes vesting and parcel maps, findings and conditions for which are submitted under separate cover.

Very truly yours,

MARY C. WICKHAM

County Counsel

By

ELAINE M. LEMKE

Assistant County Counsel

APPROVED AND RELEASED:

THOMAS J. FAUGHNAN
Senior Assistant County Counsel

EML:ll
Enclosures

c: Sachi A. Hamai, Chief Executive Officer
Celia A. Zavala, Executive Officer, Board of Supervisors
Amy J. Bodek, Director, Department of Regional Planning

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NO. R2015-00408-(5)
CONDITIONAL USE PERMIT NO. 2015-00019-(5)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") held a duly-noticed public hearing on September 25, 2018, in the matter of Project No. 2015-00408-(5), consisting of Conditional Use Permit No. 2015-00019-(5) ("CUP"), Vesting Tentative Parcel Map No. 073335-(5) ("Vesting Parcel Map"), and Vesting Tentative Tract Map No. 073336-(5) ("Vesting Tract Map"), collectively, the "Project." The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the Project on February 21, 2018 and April 18, 2018.
2. Northlake Associates LLC ("Applicant") requests the CUP to authorize the Northlake Specific Plan site plan review, affordable set-aside housing, affordable senior set-aside housing, mixed-use and live-work development, on-site and off-site grading exceeding 100,000 cubic yards of cut/fill material, walls and fences exceeding six feet in height, and the construction of two water tanks with associated grading and infrastructure.
3. The Project is located north of Lake Hughes Road and Ridge Route Road, east of Interstate 5 Freeway ("I-5"), and west of Castaic Lake and Lagoon in the unincorporated community of Castaic ("Project Site") in the Castaic Canyon Zoned District. The Project Site is located within the Specific Plan ("SP") designation of the 2012 Santa Clarita Valley Areawide Plan ("Area Plan") Land Use Policy Map.
4. The Vesting Parcel Map is a related request to subdivide the Northlake Specific Plan (Specific Plan), approved in 1992, to create 21 large-lot parcels (40 acres or more) on 1,307 acres for lease, conveyance, and financing purposes only. Phase 2 of the Specific Plan development is located in part of the area covered by the Vesting Parcel Map. Phase 2 would include single-family homes, parks, trails, open space, and school uses and require additional land use approvals.
5. The Vesting Tract Map is a related request to create 386 total lots with 2,295 dwelling units. These consist of: 288 single-family lots (288 detached dwelling units), 17 multi-family lots (1,341 attached condominium dwelling units), six senior multi-family lots (345 attached condominium dwelling units), three affordable multi-family lots (174 attached affordable rental dwelling units), one mixed-use commercial lot (46 attached rental dwelling units with 31,200 square feet of commercial), one live-work commercial lot (six live-work units with 7,500 square feet commercial), one senior affordable multi-family lot (95 attached affordable condominium dwelling units), one highway commercial lot, and various open space, park, and infrastructure lots, including a fire station lot on 720 acres, which will implement Phase 1 of the Specific Plan.

6. The Project Site (Phase 1) is approximately 720 gross acres and 635 net acres. The entire Northlake Specific Plan site (Phases 1 and 2) is approximately 1,330 acres. The Project Site is currently undeveloped and consists of gently to steeply-sloping hillside terrain.
7. The Project, which will take access from Ridge Route Road, is currently zoned SP (Specific Plan) as of February 9, 1993 (Ordinance No. 93-0014).
8. Surrounding zoning within a 500-foot radius includes:

North:	A-2-2 (Heavy Agricultural – Two-Acre Minimum Lot Size) and OS (Open Space);
South:	M-1 (Light Manufacturing), C-3 (General Commercial), R-1 (Single-Family Residence), and OS;
East:	M-2 (Heavy Manufacturing), A-2-2, and OS; and
West:	M-1, A-2-1 (Heavy Agricultural – One-Acre Minimum Lot Size), A-2-2, and OS.
9. Surrounding land uses within a 500-foot radius include:

North:	Vacant land and single-family residence;
South:	Vacant land, school, commercial, and light industry;
East:	Vacant land and public utility; and
West:	Vacant land, I-5, single-family residence, public utility, and light industry.
10. The zoning and case history for the property are as follows:
 - A. Specific Plan No. 87172-(5), the Northlake Specific Plan Project, filed in 1987, was approved and adopted in 1992. Adopted with the Specific Plan were Sub-Plan Amendment No. 87172-(5), Zone Change No. 87172-(5), and CUP 87172-(5).
 - B. Development Agreement No. 87172-(5), associated with the Northlake Specific Plan Project, filed in 1987, approved in 1992 and effective in 1993, had a 20-year term and expired unused in 2003.
 - C. Specific Plan Amendment No. 98047, Development Agreement Amendment No. 98047, Vesting Tentative Tract Map No. 51852, and CUP Nos. 98047 and 2004-00015 were subsequently filed in 1998 (2004 for the second CUP) to implement the adopted Specific Plan. These five entitlements were presented to the Commission at a public hearing in 2007 but never approved. The entitlements were withdrawn or otherwise superseded by the current Project application.
11. The Exhibit "A"/Exhibit Map dated September 13, 2017 depicted a total of 386 lots and 1,686 dwelling units, along with the associated access, grading, drainage, infrastructure, and other open space, recreational, commercial, and

public facility uses. As a result of changes in the Project through the public hearing process, a revised Exhibit "A"/Exhibit Map will depict a total of 386 lots and 2,295 dwelling units.

12. The conditions of the County Subdivision Committee, which consists of the County Departments of Public Works, Fire, Parks and Recreation, and Public Health, based on maps dated September 13, 2017, are attached to the conditions of approval.
13. Prior to the Commission's public hearing on the Project, the Department of Regional Planning ("Regional Planning"), on behalf of the County as lead agency, pursuant to the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), prepared an Initial Study for the proposed Project in compliance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning staff ("Staff") determined that a Supplemental Environmental Impact Report ("SEIR") was the appropriate environmental document for the Project. The SEIR concluded that the Project will have significant and unavoidable impacts on the environment for noise, air quality, and traffic after all project design features and feasible mitigation measures have been implemented. Two SEIR errata were subsequently prepared to address changes to the Project made during the public review process.
14. The feasible mitigation measures necessary to ensure the Project will lessen the effects on the environment, to the extent possible, are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project. In light of the unmitigated impacts, a Statement of Overriding Considerations is required to approve the Project. Accordingly, a Findings of Fact and Statement of Overriding Considerations ("Findings and SOC") were prepared for the Project, pursuant to CEQA. The Board incorporates herein, in full, the Findings and SOC.
15. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of Title 22 of the Los Angeles County Code ("County Code"), the community was appropriately notified of the Project's public hearings by mail, newspaper, property posting, and departmental website posting. Additionally, Project case materials were made available at the Castaic Library (27971 Sloan Canyon Road, Castaic), Stevenson Ranch Library (25950 The Old Road, Stevenson Ranch), and the San Fernando Library (217 North Maclay Avenue, San Fernando).
16. Prior to the public hearings for the Project by the Board and the Commission, a Hearing Examiner hearing regarding the SEIR was held on May 24, 2017 at the Northlake Hills Elementary School. Approximately 35 people attended this hearing to allow for community feedback on the SEIR. At the hearing, 16 people testified, 10 in favor of the Project, five opposed or identified concerns with the Project, and one person did not indicate a preference. Major concerns raised by the public at the May 24, 2017 Hearing Examiner hearing included: increased

crime associated with the new housing, negative impacts to air quality, lack of adequate water supply, excessive traffic, increased fire hazard, and overdevelopment. Major benefits of the Project identified by other public speakers included: additional housing that would support existing local businesses, additional trails and sports/recreation facilities, added school enrollment/capacity, consistency with the 2012 Area Plan and 2035 Countywide General Plan adopted in 2015, reduction in density/housing units from the originally proposed project in 1992, and monetary contribution for local traffic infrastructure improvements.

17. During the February 21, 2018 duly-noticed Commission hearing, the Commission heard presentations from Staff and the Applicant, as well as public testimony. During public testimony, nine people spoke in favor of the Project, citing reasons, such as: the addition of needed housing, environmentally-conscious design, recreational amenities (such as parks, trails, and bike paths), local traffic construction improvements, ridgeline preservation (in cooperation with the Town Council), reduction in overall number of dwellings from the originally proposed project, improved water conservation measures, addition of electric vehicle chargers within the Project and surrounding community, and general benefit to the local community's economy. In addition, four people spoke in opposition or otherwise had concerns with the Project, citing reasons such as: the Project's inclusion of detached condominiums, an asserted need to revise and recirculate the SEIR, insufficient traffic impact analysis due to the Newhall development, too many adverse impacts to onsite habitat, and destruction of wildlife linkages.
18. After completion of public testimony at its February 21, 2018 hearing session, the Commission discussed the Project and continued the hearing to April 18, 2018, instructing the Applicant to report back to the Commission on the following issues or requested actions: (a) consultation with local transit agencies to improve offsite jobs/employment connections; (b) addition of an affordable housing component into the Project; (c) comparison of the community benefits that were in the now expired 1993 Development Agreement with current Project benefits; (d) re-addressing school noise impacts; (e) explaining the process and ownership of open space dedication; (f) review of wildlife movement and connectivity issues; and (g) re-addressing the traffic study and mitigation measures for traffic impacts.
19. On April 5, 2018, Staff submitted a supplemental memo to the Commission that included an update on the Project and provided additional documents to the Commission. Included in the documents was the Applicant's summary of new features added to the Project since the February 21, 2018 Commission hearing session. Those changes included: the addition of 315 units of affordable rental housing for very low, low, and moderate income households, with 95 of these 315 affordable units reserved for senior citizens; a new mixed-use "village" area designation containing 46 affordable mixed-use units and six market-rate live-work units; enhancement of the Project's wildlife connections and crossings that resulted from a meeting with the Santa Monica Mountains Conservancy; augmentation and expansion of the proposed developer-provided transit "tram"

service to off-site/regional destinations that resulted from a meeting with Santa Clarita City/Transit; and, additional noise mitigation measures for the existing elementary school. The Applicant's summary also clarified ownership and maintenance of the Project open space, compared the public benefits of the expired 1993 development agreement with the current Project benefits, and clarified traffic improvements and impacts with respect to Newhall Ranch. The commission was also provided an SEIR Errata describing potential impacts of these added Project features, revised CEQA Findings and SOC, and MMRP, revised draft Findings and Conditions of Approval, and a revised Design Guidebook.

20. At the continued April 18, 2018 Commission public hearing, Staff and the Applicant gave presentations, and additional testimony was heard from five people. Three people testified in opposition to the Project, indicating concerns about lack of open space, lack of alternatives analyzed in the SEIR, impacts to on-site creek lands and Castaic Lagoon, impacts to onsite habitat, fire safety, light pollution, visual impact, water quality impact, climate change impacts, and an asserted need for SEIR revision/recirculation. The Applicant provided testimony to rebut those concerns. Two people testified in support of the Project, one person identifying economic benefits of the Project to the local community, and asserting that there was general support for the Project by the local community; and one person indicated support for the Project but requested that the Project provide additional traffic signals and soundproofing for existing homes.
21. During the April 18, 2018 public hearing session, after hearing all presentations and testimony, the Commission discussed the Project. The Commission:
(a) noted that while sufficient overall open space and recreation amenities were provided, the Project generally has a limited amount of undisturbed open space (approximately 300 acres, or 23 percent of the Project site); (b) communicated concerns about "blue-line stream destruction," too many dwelling units near a freeway, and, in general, the need for more urban alternatives that place housing closer to existing "mass transit"; (c) expressed appreciation for the new affordable housing component (315 units) added to the Project; (d) asked that the Applicant consider, in the future, how the Project can help the County address its challenge to provide emergency shelter for the homeless, to which the Applicant responded that it was trying to address the "root causes" of homelessness by providing more affordable housing and connection to employment opportunities; (e) asked how traffic improvements will be funded and open space permanently preserved, to which the Applicant responded that "B&T" (bridge and thoroughfare) fees will fund the improvements, and the future homeowners association to be established will ensure that the open space is permanently preserved; and lastly, (f) stated that, given all of the above, the Project "met all current criteria," addressed the importance of sustaining a regional (Santa Clarita area) jobs-housing balance, proposed housing consistent with market preferences, and that the current proposal is "quite superior to" the original 1992 Specific Plan. After closing the public hearing on April 18, 2018,

the Commission approved the Project and certified the FSEIR on a three-to-one vote with one Commissioner absent.

22. The Commission's approval of the Project was timely appealed to the Board by the Santa Monica Mountains Conservancy ("Conservancy"), Golden State Environmental Justice Alliance ("Alliance") and The Center for Biological Diversity ("CBD"), collectively "Appellants." In its written appeal, the Conservancy contended that the Final SEIR ("FSEIR") was inadequate, there were inadequate public benefits, that the County was providing land for the Project, resulting in a gift of public funds, and there were impacts to surrounding parkland. The Alliance's appeal raised issues with the FSEIR regarding the project description, analyses related to air quality, biological resources, fire hazards, and greenhouse gas emissions, and also asserted issues related to relocation of a pipeline, a need to recirculate the SEIR and to re-analyze impacts from increased density, noise, and light and downstream impacts on a blue line stream. CBD's appeal alleged that the FSEIR failed to adequately analyze or mitigate the Project's impacts on special status species, air quality, and water quality, and failed to consider and adopt feasible alternatives to minimize Project impacts.
23. The Board held its duly-noticed public hearing on the appeal challenging the Commission's approval of the Project on September 25, 2018. At the Board's public hearing, Regional Planning staff outlined the Project, indicated it had reviewed the appeals, and the Applicant's responses thereto, concluded that the FSEIR sufficiently addressed the concerns, and recommended that the Board uphold the Commission's decision to approve the Project and to deny the appeals.
24. Two Applicant representatives testified at the Board, explaining changes made from the initially proposed Project and through the Commission process, and outlined certain benefits of the Project. Representatives of each of the Appellants testified. The Alliance representative referenced additional written material submitted the morning of the hearing, challenged a peer review of a part of the Applicant's analyses, and objected to the time allowed to testify. CBD reiterated issues raised in its letters and written appeal, focusing on habitat destruction, traffic impacts, and wildfire dangers. They also asserted that the FSEIR failed to consider a Project alternative that it believed appropriate and that the mitigation measures were insufficient. The Conservancy argued that needed housing did not justify habitat-destroying sprawl, contended the County was improperly donating land for the Project, and supported Alternative 1 identified in the SEIR, which is a much smaller project.
25. In addition to the Appellants and Applicant representatives, eight others testified at the Board hearing, all in support of the Project. Testifiers included current and former members and officers of the Castaic Area Town Council, each of whom acknowledged the Applicant's efforts to work with the community, a representative of the Tatavian Band of Mission Indians ("Tatavian Tribe"), and

residents from the area. The Tatavian Tribe representative noted his Tribe's historical and lineage ties to the area and stated that the Applicant had worked closely with the Tribe to reduce or eliminate ground disturbances on locations that hold tribal cultural resources. Other testifiers stated that the Project would provide needed housing, which would in turn help local business and bring in new needed businesses, such as a supermarket or drug store. Local residents testifying also lauded the inclusion of more than 160 acres of parks and open space areas, including sports fields, bike paths and additional trails, financial contributions to highway improvements, and use of low impact development standards.

26. After completion of public testimony, the Board closed its public hearing. The Board then indicated its intent to: (a) adopt the FSEIR, finding that the Project will have significant and unavoidable effects on the environment, even after all Project design features and feasible mitigation measures have been implemented; (b) adopt the Findings and SOC; and (c) deny the appeals and uphold the findings of the Commission. The Board further instructed County Counsel to prepare, for the Board's consideration, final findings and conditions and any other necessary documents to affirm the Commission's approval of the Project.
27. The Board finds that additional Project features and measures (such as affordable housing set-asides for very low, low, and moderate income households, senior-affordable housing, mixed-use and live-work development, enhanced wildlife linkages, enhanced community transit systems, and noise impact reduction) provided by the Applicant as a result of the public hearing process are public benefits and are consistent with the Specific Plan, as well as consistent with the goals, objectives, and policies of the General Plan and Area Plan, and adopts these features and measures as conditions of approval for the Project.
28. The Board finds that the addition of the aforementioned public benefits shall require a change in the Project from 1,974 dwelling units to 2,295 dwelling units, but that such change shall not cause the overall Northlake development "unit cap" of 3,150 dwelling units to be exceeded, as analyzed in the subject SEIR, and adopts this change as a condition of approval for the Project.
29. The Board finds that the proposed use will be consistent with the adopted General Plan/Community Plan for the area. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the Project was determined to be consistent with the General Plan.
30. The Area Plan designates the Project Site as Specific Plan. As such, the Board finds that the proposed Project is consistent with the Specific Plan land use designation and specifically the adopted Northlake Specific Plan and finds that

the Project is consistent with the development standards of the Northlake Specific Plan zone.

31. The Board finds that the Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking, and other development features prescribed in the Specific Plan, or as is otherwise required in Title 22 of the County Code ("Title 22"), to integrate said use with the uses in the surrounding area. The Board finds that compatibility with the surrounding land uses will be ensured through this CUP.
32. The Board finds that the requested uses on the Project Site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare.
33. The Board finds that the Applicant is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources, pursuant to section 711.4 of the California Fish and Game Code.
34. The Board finds that the MMRP, prepared in conjunction with the SEIR and Findings and SOC, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Board further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the Applicant's compliance with the attached conditions of approval and MMRP. The MMRP is attached to and incorporated into the conditions of approval for the Project.
35. After consideration of the FSEIR, Findings and SOC, and MMRP, together with the comments received during the public review process, the Board finds, on the basis of the whole record before it, that the substantial benefits of the Project outweigh the remaining significant environmental impacts of the Project related to noise, air quality, and traffic. The Board further finds that the FSEIR and Findings and SOC reflect the independent judgment and analysis of the Board.
36. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General and Area Plans.
- B. The proposed use at the Project Site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
- C. The Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22, or as is otherwise required to integrate said use with the uses in the surrounding area.
- D. The Project Site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE BOARD OF SUPERVISORS:

- 1. Certifies that the FSEIR and Findings and SOC for the Project were completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the FSEIR and Findings and SOC and that the FSEIR and Findings and SOC reflect the independent judgment and analysis of the Board as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; adopts the FSEIR and Findings and SOC; and
- 2. Approves CUP No. 2015-00019-(5), subject to the attached conditions.

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-00408-(5)
CONDITIONAL USE PERMIT NO. 2015-00019-(5)**

1. This grant for Conditional Use Permit No. 2015-00019-(5) ("CUP") is for the Northlake Specific Plan site plan review. The CUP authorizes affordable set-aside housing, affordable senior set-aside housing; mixed-use and live-work development, on-site and off-site grading in excess of 100,000 cubic yards of cut/fill material, walls exceeding six feet in height, and construction of two water tanks with associated grading and infrastructure, subject to the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, subdivider, successor or successors in interest, and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee and the owner of the subject property, if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of this grant have been recorded as required by Condition No. 8, and until all required monies have been paid, pursuant to Condition Nos. 11, 13, and 17. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 5, 6, 8, and 14 shall be effective immediately upon the date of final approval of this grant by the County.
4. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective, pursuant to Section 22.60.260 of the Los Angeles County Code ("County Code").
5. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this grant, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding, and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
6. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall, within 10 days of the filing, make an initial deposit with Regional Planning in the amount of up to \$5,000, from which actual costs and expenses shall be billed and deducted for the purpose of

defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

- A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
- B. At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to Section 2.170.010 of the County Code.
7. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, this grant shall be void, and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the permittee, or the owner of the subject property, if other than the permittee, shall record the terms and conditions of this grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property, if other than the permittee, shall promptly provide a copy of this grant and its conditions to the transferee or lessee of the subject property.
9. This grant shall have no termination date. If the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
10. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 073336 ("Vesting Tract Map"). If the Vesting Tract Map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the Vesting Tract Map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
11. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of \$3,000. The

deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for 10 biennial inspections. Inspections shall be unannounced.

12. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$300 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.
13. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030 of the County Code. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
14. Within five working days from the date of final approval, the permittee shall remit processing fees at the office of the Recorder, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this Project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife, pursuant to section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently \$3,346 (\$3,271 for an Environmental Impact Report plus the \$75 County processing fee). No land use project subject to this requirement is final, vested, or operative until the fee is paid.
15. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.
16. Within 30 days of the date of final approval of this grant by the County, the permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Final Supplemental Environmental Impact Report ("FSEIR") for this Project, in the Recorder's Office. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to

Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

17. The permittee shall deposit an initial sum of \$6,000 with Regional Planning within 30 days of the date of final approval of this grant to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account, if necessary, until all mitigation measures have been implemented and completed. Permittee shall fund a third-party consultant to prepare mitigation monitoring reports, as required in Project mitigation measures and conditions of this grant, to the satisfaction of Regional Planning.
18. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized, pursuant to Chapter 22.56, Part 13 of the County Code.
19. All development, pursuant to this grant, must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
20. All development, pursuant to this grant, shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
21. All development, pursuant to this grant, shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
22. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
23. All structures, walls, and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
24. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such

occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

25. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required because of instruction given at the public hearing, five copies of a modified Exhibit "A" shall be submitted to Regional Planning.
26. If subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit five copies of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A." All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT-SPECIFIC CONDITIONS

27. This grant shall authorize the following:
 - A. Northlake Specific Plan site plan review;
 - B. Affordable set-aside housing;
 - C. Affordable senior set-aside housing;
 - D. Mixed-use and live-work development;
 - E. On-site and off-site grading in excess of 100,000 cubic yards of cut/fill material;
 - F. Walls and fences in excess of six feet in height;
 - G. Construction of two water tanks with associated grading and infrastructure; and
 - H. Construction of special project design features and other amenities, as set forth in this grant.
28. The permittee shall comply with all County department conditions set forth in the Vesting Tract Map.
29. The Project shall substantially conform to the adopted Northlake Specific Plan and all revisions and updates to the Specific Plan associated and approved with this grant. The Project and all subsequent development approvals (such as, but not limited to, amended maps and revised exhibit "A"s) shall also substantially conform to the document marked "Northlake Design Guidebook" ("Guidebook") dated April 2018, or the latest version of said document as approved by Regional Planning.

30. Submittal of each amended Exhibit "A"/Exhibit Map shall be accompanied by a phasing matrix or chart to track the development of multi-family units, affordable set-aside units, mixed-use, live-work, commercial, and open space/recreation area square footage. The matrix shall include information on the number of multi-family residential units and square footage of commercial and open space/recreation area approved on the Vesting Tract Map and proposed on the amended Exhibit "A"/Exhibit Map.
31. The increase in the number of multi-family units or square footage of commercial, live-work, or mixed-use space is contingent upon the decrease in another similarly-designated building or lot. An increase in the number of multi-family residential units and commercial, mixed-use, or live-work square footage among buildings and lots may be allowed, if it does not exceed 20 percent of the number of such square footage allowed for that building or lot as approved by the Vesting Tract Map. The designated land use category for each lot or building shall not change, unless a revised Guidebook and a site plan review/revised Exhibit "A" are first submitted to Regional Planning for approval.
32. Required street lights shall include high-efficiency design to the satisfaction of Public Works, common areas shall include motion sensor and/or light sensor lighting, and "dark skies" light trespass minimization guidelines shall be included in the Home Owner Association's ("HOA") Covenants, Conditions, and Restrictions ("CC&Rs").
33. The permittee shall provide opportunity for local food production through community gardens, HOA allowance of maintained front yard or side yard food gardens, a centrally located Farmer's Market for sales of locally-grown food items, and HOA oversight requirements for multi-family associated food production or sales.
34. The permittee shall fund and provide solar systems that, at a minimum, will generate electricity equivalent to 3kw solar rooftop panels installed on no less than 50 percent of all residences built within the Specific Plan and Project site to the satisfaction of Regional Planning. The permittee shall also fund and provide that all residences built within the Specific Plan and Project site are "solar equipped" and/or "solar ready" to the satisfaction of Regional Planning.
35. The permittee shall fund and provide a total of 135 or more electric vehicle ("EV") charging stations within the Project site and in locations within the surrounding Castaic community to the satisfaction of Regional Planning. The specific type, number, quality, and location of the charging stations shall be approved by Regional Planning in an "EV charging station infrastructure siting concept plan" submitted to Regional Planning by the permittee prior to the first and subsequent final map approvals to the satisfaction of Regional Planning. In addition, the location and type of stations shall be noted in an "EV charging station infrastructure siting detail plan" and depicted on all applicable site plans/Revised Exhibit "A"s to the satisfaction of Regional Planning.

36. The permittee shall fund and provide EV chargers in 10 percent or more of all residential dwellings constructed within the Project site, and EV charging capability and wiring for all residential dwellings constructed within the Project site, and shall make home EV chargers available to prospective homebuyers upon request, to the satisfaction of Regional Planning. A note shall be placed on all home plans (site plan/Revised Exhibit "A") that the homes are EV charger installed or wired/equipped.
37. The permittee shall fund and provide a community shuttle and service ("tram") for the Project residents and guests. The tram shall serve local destinations within the Project site (such as, the school, parks, highway commercial and mixed use, live-work commercial areas), as well as regional destinations outside the site (such as the Northlake Hills Elementary School, downtown Castaic/shopping center, Sports Complex, and Valencia Commerce Center). The tram shall substantially comply with the transit plans/exhibits depicted on the Vesting Tract Map/Exhibit Map and in the Guidebook. Prior to final map approval, the permittee shall submit to Regional Planning a "community shuttle service plan" that describes the precise tram routes, stops, stop designs/amenities, destinations, vehicles, and other details to the satisfaction of Regional Planning.
38. The permittee shall finalize, construct, and initiate the tram no later than the issuance of the 500th residential Certificate of Occupancy for the Project site. The community shuttle service plan is to be updated or amended every six months, or as needed, to the satisfaction of Regional Planning.
39. The permittee shall construct a new school within the Project site (i.e., within Phase 1 of Specific Plan, identified in Figure 5A of the Guidebook as "Alternative School Site"), if requested by the local school district. The permittee shall notify Regional Planning in this event, and shall submit an amended tract map and Exhibit "A"/Exhibit Map for approval prior to final map approval, and shall designate the school site/parcel on the applicable final map, to the satisfaction of Regional Planning.
40. The permittee shall provide no less than 345 senior (age-restricted) market-rate housing units within the Project site, and shall identify the lots containing such units on the applicable final map, to the satisfaction of Regional Planning.
41. The permittee shall provide no less than 46 mixed-use rental housing units and no less than 31,200 square feet of associated mixed-use commercial space within the Project site "mixed-use village" area, as presently depicted in the Guidebook, and shall identify the lots containing such units and space on the applicable final map, to the satisfaction of Regional Planning.
42. The permittee shall provide no less than six live-work condominium housing units and no less than 7,500 square feet of associated live-work commercial space within the Project site "mixed-use village" area, as presently depicted in the

Guidebook, and shall identify the lots containing such units and space on the applicable final map, to the satisfaction of Regional Planning.

43. The Project mixed-use and live-work units shall comply with permitted uses and standards contained in the County Zoning Ordinance Chapter 22.52 Parts 18 and 19 respectively, unless otherwise authorized by the Specific Plan or Guidebook.
44. The permittee shall provide no less than 257 rental apartment units within the Project site "mixed-use village" area, as presently depicted in the Guidebook, and shall identify the lots containing such units on the applicable final map, to the satisfaction of Regional Planning.
45. Prior to final map recordation, the permittee shall submit an amended tentative tract map and amended Exhibit "A"/Exhibit Map to Regional Planning for review and approval, depicting the "mixed-use village" area and wildlife crossing/connection areas, as presently shown and described in the Guidebook (or in the case of wildlife movement, as presently shown on the relevant exhibit described herein), as well as any other minor changes associated with the amended Project.
46. The permittee shall provide no less than 315 affordable set-aside and deed-restricted rental housing units within the Project site (i.e., Phase 1), which equates to no less than 10 percent of the overall Northlake housing unit count of 3,150 dwellings. No less than 50 percent (or 158) of the 315 units shall be set aside for low and very low income households, per State and County affordable housing guidelines ("State and County guidelines"), with the remaining balance of 157 affordable units set aside for moderate income households, per State and County guidelines. Prior to final map recordation, the permittee shall coordinate with the County Community Development Commission ("CDC") to enter into an agreement for the purpose of monitoring all affordable set-aside units and ensuring that they are deed-restricted in perpetuity, to the satisfaction of the CDC.
47. The permittee shall provide no less than 95 senior affordable set-aside and deed-restricted rental housing units within the Project site (i.e., Phase 1), which equates to no less than three percent of the overall Northlake housing unit count of 3,150 dwellings. The three percent senior affordable set-aside shall be included within the overall 315-unit count of affordable set-aside units within the Northlake development (i.e., 95 affordable units shall be for seniors and 220 affordable units shall be for non-seniors).
48. The permittee shall ensure that all affordable set-aside units are developed on a 10 percent pro-rata basis with the non-affordable housing units built within the Northlake development, as per the following schedule: Affordable Units 1 through 50 to be constructed before the issuance of the 500th Northlake building permit; Units 51 through 100 before the 1,000th building permit; Units 101 through 150 before the 1,500th building permit; Units 151 through 200 before

the 2,000th building permit; Units 201 through 230 before the 2,295th building permit; and Units 231 through 315 before the 3,150th building permit.

49. Upon written request and prior approval by Regional Planning, the permittee shall be allowed to transfer up to 85 of the 315 total affordable set-aside units to the Phase 2 Northlake development area, with the effect that 85 of the 315 total affordable units within Phase 1 would be converted to market-rate units.
50. Prior to final map recordation, the permittee shall record a covenant (or covenants) for all income-restricted (affordable set-aside) and income-age-restricted (senior-affordable set-aside) housing units within the Northlake development, which shall describe the income and age level restrictions of the units per State and County guidelines, and shall indicate that such restrictions are to be established in perpetuity, to the satisfaction of the CDC.
51. The permittee shall ensure that additional and/or enhanced wildlife crossings and connections are provided within/through the Project and Northlake development, as depicted on the Exhibit marked "wildlife connectivity plan." This connectivity plan shall ensure that all Project and development landscaping and lighting located in applicable areas are compatible with the intended movement of wildlife, as per the connectivity plan, to the satisfaction of the County Biologist; and shall ensure that sufficient schematic descriptions and depictions of roadway undercrossings, overcrossings, and culverts that are anticipated to facilitate wildlife movement are provided to Regional Planning prior to the approval of any final maps and grading permits for the Project, to the satisfaction of the County Biologist.
52. Prior to final map recordation, to help address noise impacts of the Project, the permittee shall confer with the Castaic Union School District ("School District") to seek authorization to construct an approximately three-foot-high "noise wall" along the perimeter of the existing Northlake Hills Elementary School playground area. If the School District should authorize the construction of the wall, the permittee shall submit a revised Exhibit "A" for the wall to Regional Planning for review and approval and shall construct the wall prior to the issuance of the first residential unit building permit for the Project.

CONDITIONS SPECIFIC TO CUP 2015-00019-(5)

53. The permittee shall conform to the requirements of Title 21 of the Los Angeles County Code.
54. The permittee shall create and implement a Local Resident and Minority-owned/Woman-owned/Disadvantaged Business Hiring Program ("Program"). In the Program, the permittee shall encourage a hiring goal of 30 percent of Local residents and minority-owned/woman-owned/disadvantaged business enterprises for the construction of buildings within the Northlake Specific Plan by

preparing and implementing a hiring, marketing, and outreach plan ("Hiring Plan"). For the Program and Hiring Plan, "Local" shall be defined as follows and in the following order of priority: (Tier 1) Workers residing and businesses located in Castaic or the Los Angeles County portion of the Santa Clarita Valley; (Tier 2) Workers residing and businesses located within 50 miles of the Northlake Specific Plan area; and (Tier 3) Workers residing and businesses located in the County of Los Angeles. As part of implementing the Hiring Plan, the permittee shall either establish or partner with an established job-skills training program(s) to give Local residents and minority-owned/woman-owned/disadvantaged business enterprises access to the Project. Prior to the start of construction or grading activity, the permittee shall submit the Hiring Plan to Regional Planning for review and approval. No less than once annually, the permittee shall provide a report to Regional Planning on implementation of the Hiring Plan and progress with respect to the 30 percent hiring goal of the Program. So long as the permittee is in good faith, and with diligent effort, implementing the Hiring Plan, the permittee shall not be in default of this Condition for not reaching the Program's 30 percent hiring goal.

55. The Project site shall be graded, developed, and maintained in substantial compliance with the approved Exhibit "A"/Exhibit Map dated September 13, 2017, or Revised Exhibit "A"/Amended Exhibit Map approved by the Director. Grading substantial conformance shall include and consider the cut and fill grading quantities indicated on the Vesting Tract Map/Exhibit "A" as "maximums" for this phase of the Project.
56. The maximum building pad height adjustment allowed shall be no more than set forth on the associated Vesting Tract Map, unless otherwise authorized by Regional Planning.
57. Permission is granted to adjust lot lines during the tentative map or amended Vesting Tract Map stage, to the satisfaction of Regional Planning.
58. The permittee shall provide at least 50 feet of street frontage for each lot, except for flag lots, open space lots, and public facility lots.
59. The permittee shall provide at least 40 feet of street frontage at the property line and approximately radial lot lines for each lot fronting on cul-de-sacs and knuckles, except for flag lots.
60. Permission is granted for the waiver of street frontage on lots fronting private driveways and fire lanes.
61. This subdivision is approved as a condominium project for a maximum of 1,702 residential condominium units (1,696 townhomes and six live-work units) whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas, will in turn, provide the necessary access and utility easements for all the units.

62. The private driveways shall be labeled as "Private Driveway and Fire Lane" on the final map.
63. The permittee shall construct or bond with Public Works for the private driveway and fire lane, complying with paving design and widths, as depicted on the approved Exhibit "A" or Exhibit Map dated September 13, 2017 or an Amended Exhibit Map approved by the Director.
64. The permittee shall post on private driveways: "No Parking-Fire Lane," unless designated parking otherwise permitted. The permittee shall provide for continued enforcement in the CC&Rs and submit a draft copy of the CC&Rs to Regional Planning for approval prior to final map approval.
65. Prior to obtaining final map approval, the permittee shall submit a master tree planting plan to the Director for review and approval, depicting the planting location, size, and species of the tree plantings required by this grant. The tree planting plan shall, to the extent technically possible, effectively provide a continuous shade canopy for pedestrians and bicyclists traveling throughout the Project site, to include sidewalks, bike lanes, trails, public gathering spaces, and transit stops.
66. Prior to obtaining final map approval, the permittee shall submit a copy of the Project's CC&Rs to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.
67. The permittee shall provide in the CC&Rs a method for the continuous maintenance of the open space and common areas, including, but not limited to, all undisturbed and undeveloped open space, private parks and private recreation areas, private trails and bikeways, private driveways and fire lanes, private walkways, lighting systems along all walkways, landscaping (including all front yard trees and street trees), irrigation systems, and walls and fences, to the satisfaction of the Director.
68. The permittee shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the private driveways and fire lanes for access into and out of the subdivision.
69. Prior to final map approval, the permittee shall submit a draft copy of reciprocal ingress and egress easements for shared private driveways, wherever applicable, to the Director for review and approval.
70. The permittee shall dedicate to the County on the final map the right to prohibit construction of buildings/structures and grading over all open space lots and public facility lots as depicted on the Exhibit "A"/Exhibit Map or an amended Exhibit "A"/Exhibit Map.

71. Permission is granted to create additional open space lots to the satisfaction of Regional Planning.
72. The permittee shall provide for the permanent preservation, ownership, and maintenance of all non-recreational open space lots to the satisfaction of Regional Planning, and shall provide for the ownership and maintenance of all recreational ("Park") lots to the satisfaction of Regional Planning. The ownership and maintenance of all private park and recreation lots shall be provided by a HOA, or dedicated to a public agency or other capable entity, to the satisfaction of Regional Planning.
73. Prior to final map approval, the permittee shall provide a copy of the Park Obligation Fees receipt to Regional Planning.
74. Except as expressly modified herein, this grant is subject to all recommended conditions listed in the attached Subdivision Committee Reports (Tentative Map dated September 13, 2017), consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health.
75. Violations of the conditions of this grant shall result in immediate work stoppage or in a Notice of Correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.

PRIOR TO ISSUANCE OF A GRADING PERMIT

76. The permittee shall not obtain any grading permit for the Project prior to the recordation of the final map, unless otherwise authorized by the Director.
77. Prior to approval and recordation of a final map, the permittee shall submit a rough grading Revised Exhibit "A" for substantial conformance review to Regional Planning.
78. Prior to approval and recordation of a final map, the permittee shall submit a precise grading Revised Exhibit "A" for substantial conformance review to Regional Planning.
79. In addition to any annual mitigation monitoring report that may be required, the permittee shall submit a mitigation monitoring report to the Director for review and approval prior to the issuance of any grading permits.
80. Prior to grading or building permits, the permittee shall contact the local/district office of the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources for construction-site plan review.
81. Prior to the issuance of any precise grading permit, the permittee shall submit site plans for review and approval by the Director indicating that the proposed grading and/or construction:

- A. Complies with the conditions of this grant; and
 - B. Is consistent with the Specific Plan.
82. All grading and construction and appurtenant activities, including engine warm-up, shall be restricted to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturday. No Sunday or holiday operations are permitted. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effects on nearby residences and neighborhoods. Generator and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences.
83. Permittee shall implement a dust control program during grading and construction to the satisfaction of Public Works and the Director.
84. All graded materials shall be sufficiently watered to prevent excessive amounts of dust during the grading and construction phase consistent with the mitigation measures. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after construction or grading activity is completed for the day. All clearing, grading, earthmoving, or excavation shall cease during periods of high wind (i.e., greater than 20 miles per hour average over one hour) to prevent excessive amounts of dust.
85. Grading, including permission granted for mass grading, shall be limited to that which is necessary to construct the on-site improvements, as depicted on Exhibit "A" and off-site External Map Improvements depicted on the Vesting Tract Map. No additional grading or development shall be permitted beyond that depicted, unless approved by the Director.
86. Permittee shall, upon the commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.

PRIOR TO ISSUANCE OF A BUILDING PERMIT OR A CERTIFICATE OF OCCUPANCY

87. Prior to the issuance of a building permit, the permittee shall submit a site plan review/Revised Exhibit "A" for substantial conformance review to Regional Planning.
88. Prior to building permit issuance, the permittee shall submit a site plan review/Revised Exhibit "A" to Regional Planning for approval to ensure that development on all commercial and mixed-use lots meets all parking and development requirements.
89. If accessory dwelling units ("ADUs") are proposed for single-family residences, they shall be included as part of a site plan review/Revised Exhibit "A" and submitted to Regional Planning prior to building permit issuance. Such ADUs

shall be limited to approved pad areas for each lot on the approved Vesting Tract Map.

90. Prior to issuance of the first certificate of occupancy for the first unit, the permittee or successor in interest shall record the Project's condominium plan and obtain assessor's parcel numbers for each condominium unit.

Attachments:

Department of Public Works letter dated October 11, 2017 (Pages 1 to 18)

Fire Department letter dated October 10, 2017 (Pages 1 to 5)

Department of Parks and Recreation letter dated October 19, 2017 (Pages 1 to 11)

Department of Public Health letter dated September 27, 2017 (Pages 1 to 2)

Mitigation Monitoring and Reporting Program

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 073336 (Rev.)

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TENTATIVE MAP DATED 09-13-2017
EXHIBIT "A" DATED 09-13-2017

The following reports consisting of 18 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, In particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

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TENTATIVE MAP DATED 09-13-2017
EXHIBIT "A" DATED 09-13-2017

6. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Show the remainder of the last legally created parcel as "Not a Part" on any final map to the satisfaction of the Director of Public Works.
9. If applicable, place standard residential planned development/commercial planned development/residential condominium notes on the final map to the satisfaction of Public Works.
10. Prior to final approval of the tract map, submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
11. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
12. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
13. Place standard Landscape Maintenance District notes on the final map to the satisfaction of Public Works. The formation of a Landscape Maintenance District must be approved by Public Works. For additional information, please contact Anish Saraiya of Public Works' Road Maintenance Division at (626) 458-3983.
14. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
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TENTATIVE MAP DATED 09-13-2017
EXHIBIT "A" DATED 09-13-2017

15. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
16. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
17. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
18. The first unit of this subdivision shall be filed as Tract No. 73336-01, the second unit, Tract No. 73336-02, and so forth and the last unit, Tract No. 73336.
19. Show open space lots on the final map and dedicate residential construction rights over the open space lots.
20. Depict all line of sight easements on grading and/or landscaping plans.
21. If possible, modify the boundaries of the open space lots or add additional open space lots to include the airspace easements for sight distance to the satisfaction of Regional Planning and Public Works.
22. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
23. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 68442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
24. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
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TENTATIVE MAP DATED 09-13-2017
EXHIBIT "A" DATED 09-13-2017

25. Permission is granted to record large lots (20-acre or more) parcel/tract map as shown on the insert map provided full street right of way and slope easements are dedicated along the latest IEC approved alignments on Ridge Route Road to the satisfaction of Public Works. In addition, make an offer of private and future right of way and dedicate slope easements along all remaining interior streets on alignments to the satisfaction of Public Works.
26. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

-HCK
Prepared by Phoenix Khoury *PK* Phone (626) 458-4921 Date 10-11-2017
#73336L-rev5
<http://planning.lacounty.gov/case/view/tr073336/>



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

800 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 073336

**TENTATIVE MAP DATE: 09/13/2017
EXHIBIT MAP DATE: 09/13/2017**

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 04/27/2017, or the latest revision, to the satisfaction of the Department of Public Works.

Prior to recordation of a Final Map or Parcel map Waiver:

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.
2. Show and dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way on the final map to the satisfaction of the Department of Public Works.
3. An assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all water quality devices/systems identified by the Department of Public Works. The Subdivider shall deposit the first year's total assessment based on the Public Works engineering report. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent years assessment will be collected through the property tax bill. This is required to the satisfaction of the Department of Public Works.

Prior to Improvement Acceptance for Public Maintenance:

1. A maintenance permit is required from the State Department of Fish and Wildlife, the Army Corps of Engineers, and the State Water Resources Control Board to the satisfaction of the Department of Public Works. All maintenance permits of the regulatory agencies must be active at the time of acceptance.

ACIR

Review by:

Vuong
Vuong

Date: 10/10/2017

Phone: (626) 458-4921

PCA LX001129/A867
Telephone: (626) 458-4925

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Sheet 1 of 1

Tentative Tract / Parcel Map 73338 Tentative Map Dated 9/13/17 (Rev./Exhib.) Parent Tract _____
Grading By Subdivider? [Y] (Y or N) 19,400,000 yd³ Location Castaic APN _____
Geologist G3SoilWorks Subdivider Northlake Associates, LLC
Soils Engineer G3SoilWorks Engineer/Arch. Sikand

Review of:

Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: _____
Geotechnical Report(s) Dated: 5/19/16, 4/16/16, 2/10/16
References: Petra Geosciences: 9/30/16, 4/28/16
Pacific Soils Engineering (for Tract Map 51852): 3/16/08, 11/24/03, 1/31/03, 11/3/00, 7/10/00, 8/11/99, 2/13/98,
7/30/98, 12/1/95, 4/6/95, 6/16/94

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

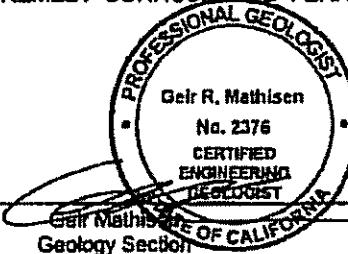
THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- G1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to policy memo GS051.0 in the County of Los Angeles Department of Public Works Manual for Preparation of Geotechnical Reports. The Manual is available at: <http://dow.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
- G3. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report must comply with the provisions of the County of Los Angeles Department of Public Works Manual for Preparation of Geotechnical Reports. The Manual is available at: <http://dow.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas. For information on the RUA policy refer to policy memo GS063.0 in the County of Los Angeles Department of Public Works Manual for Preparation of Geotechnical Reports. The Manual is available at: <http://dow.lacounty.gov/gmed/permits/docs/manual.pdf>.
- S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:

- A. THE GEOTECHNICAL MAPS DEPICT ADDITIONAL GRADING LOCATED EAST OF THE INTERSECTION OF PROPOSED O-STREET AND P-STREET THAT IS NOT SHOWN ON THE TENTATIVE MAP.
- B. OFF-SITE GRADING IS PROPOSED.
- PER THE SOILS ENGINEER:
- C. ON-SITE SOILS ARE SEVERELY DELETERIOUS TO CONCRETE AND EXTREMELY CORROSIVE TO FERROUS METALS. THE USE OF TYPE V CEMENT SHOULD BE ANTICIPATED.
- D. ON-SITE SOILS HAVE HIGH EXPANSION POTENTIAL.

Prepared by



Date 10/3/17

Please complete a Customer Service Survey at <http://dow.lacounty.gov/gm/medsurvey>
NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.46, and the State of California, Title 8, Construction Safety Orders 073338, Castaic, TM-11-A

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
TRACT 073336

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EXHIBIT MAP DATED 09-13-2017

1. Approval of this map pertaining to grading is recommended.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

2. Notarized covenants shall be prepared and recorded by the applicant for any offsite impacts, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition. (Offsite work is shown on the tentative map, but not required for public improvements, and design changes during the improvement change may allow the offsite improvements or impacts to be omitted or mitigated, respectively.)
3. The BMP system currently proposed in the hydrology report is not necessarily approved and shall be subject to final engineering review. If the BMP system is found to not meet, satisfy, or conform to Public Works standards or requirements then the applicant is responsible for proposing alternate methods of satisfying the LID requirements. Alternate methods may cause alterations to the project substantial enough that the project may no longer be deemed substantially conforming with the original tentative map approval or conditions. If so, the applicant is responsible for processing any required amendments or revisions to the tentative map and any related engineering reports to attain substantial conformity.
4. Provide approval of:
 - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The location/alignment and details/typical sections of any park/trail, as shown on the grading plan, to the satisfaction of the Department of Parks and Recreation.
 - c. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - d. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of

COUNTY OF LOS ANGELES
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TENTATIVE MAP DATED 09-13-2017
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California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

5. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (fill in whichever is applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
6. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

Name Nazem Said  Date 9/26/2017 Phone (626) 458-4921
P:\pub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\Tentative Map Conditions(12-10-13).doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
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TENTATIVE MAP DATED 09-13-2017
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The subdivision shall conform to the design standards and policies of Public Works, In particular, but not limited to the following items:

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets and a minimum centerline curve radius of 100 feet on all cul-de-sac streets. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection. Reversing curves of local streets need not exceed a radius of 1,500 feet and any curve need not exceed a radius of 3,000 feet.
2. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent (1,000 feet for multi-lane highways or industrial collectors). If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate, in accordance with AASHTO guidelines.
3. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10 percent.
4. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
5. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed six (6) percent.
6. Provide maximum 6% grade through the knuckles.
7. Provide standard and modified knuckles on streets as shown on the tentative map to the satisfaction of Public Works.
8. Provide standard and modified cul-de-sacs on streets as shown on the tentative map.
9. Provide minimum landing area of 100 feet for local collectors, 50 feet for local access roads, and 25 feet for cul-de-sacs at a maximum three (3) percent grade on all "tee" intersections.

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10. The centerline alignment of Ridge Route Road shall conform to the approved Interdepartmental Engineering Committee (IEC) P-273 (PW) to the satisfaction of Public Works.
11. Dedicate variable width right of way on Ridge Route Road, varying from 40 feet from centerline to 45 feet from centerline, to the satisfaction of Public Works.
12. Dedicate variable width right of way on Northlake Boulevard, varying from 32 feet from centerline to 43 feet from centerline, to the satisfaction of Public Works.
13. Dedicate right of way 35 feet from centerline on "A" Street to the satisfaction of Public Works.
14. Dedicate right of way 33 feet from centerline on "S" Street to the satisfaction of Public works.
15. Dedicate right of way 32 feet from centerline on "A" Street, "B" Street, "D" Street, "E" Street, "F" Street, "H" Street and, "O" Street to the satisfaction of Public Works.
16. Dedicate right of way 30 feet from centerline on "C" Street, "G" Street, "I" Street, "J" Street, "P" Street, "AA" Street, "DD" Street, "EE" Street, "GG" Street, "HH" Street, "PP" street, and "QQ" Street to the satisfaction of Public Works.
17. Dedicate right of way 29 feet from centerline on "O" Street, "BB" Street, "CC" Street, "FF" Street, "II" Street, "JJ" Street, "KK" Street, "LL" Street, "MM" street, "NN" Street, "OO" Street, "PP" Street, "QQ" Street, "RR" Street, and "SS" Street to the satisfaction of Public Works.
18. The design elements (alignment, curvature, slopes, easement widths) of the Private Drives are not necessarily approved. Conform to the final design criteria (alignment, curvature, slopes, right-of-way widths) of the approved "Private Drives and Traffic Calming Design Guidelines Manual". All private drives shall be constructed per an approved grading plan to the satisfaction of Public Works.
19. Provide a minimum of 25 feet curb return radii at all local street intersections to the satisfaction of Public Works. Minimum of 35 feet radius or larger radius returns shall be provided at all highway intersections and other intersections where larger radii are warranted to provide adequate design features at the discretion of Public Works.
20. Dedicate adequate property line return radii at all intersections to adequately construct a curb ramp to Americans with Disabilities Act (ADA) standards and to

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the satisfaction of Public Works. At a minimum, the property line return radii shall be consistent with the necessary curb return radii and parkway widths that are deemed appropriate by Public Works. Additional right of way corner cut offs shall be dedicated at all signalized intersections and other locations where deemed appropriate by Public Works.

21. Secure offsite easements for road and slopes prior to tentative map approval.
22. Reserve easements for ingress/egress purposes over any sidewalks or multi-purpose use trails constructed outside the public right of way to the satisfaction of Public Works.
23. Construct curb, gutter, base, pavement, and sidewalk (if applicable) on all private drives to the satisfaction of Public Works. In addition, if applicable, construct additional sidewalk pop-outs in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works. All final design criteria (alignment, curvature, slopes, right-of-way widths) for private drives shall conform to the approved "Private Drives and Traffic Calming Design Guidelines Manual". All private drives shall be constructed per an approved grading plan to the satisfaction of Public Works.
24. Construct a slough wall outside the street right of way when the height of the slope is greater than five feet above the sidewalk and the sidewalk is adjacent to the street right of way. The wall shall not impede any required line of sight. Slough wall is not required if there is a minimum of 3 feet wide flat area between the right of way and the toe of the slope provided there is appropriate drainage system to minimize the sloughing of the slope.
25. Permission is granted to reduce the centerline curve radius to 250 feet on "AA" Street and "C" street, and 300 feet on "G" Street to the satisfaction of Public Works.
26. Monument signs located on medians (within private drives or driveways to individual lots) shall not impede adequate line of sight to vehicles or pedestrians.
27. Provide adequate curb transitions on streets with variable right of way to the satisfaction of Public Works.
28. All gated entries proposed for any commercial lots shall substantially conform to the typical gate details provided in the "Private Drives and Traffic Calming Design Guidelines Manual" to the satisfaction of Public Works. Provide additional stacking distance if determined to be necessary to the satisfaction of Public Works.

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29. All emergency vehicle access gates shall remain closed at all times, except during an emergency.
30. Provide intersection sight distance to the satisfaction of Public Works for a design speed of:
 - (1) 55 mph (585 feet) on Ridge Route Road from North Lake Boulevard, "B" Street and "S" Street, on as depicted on the tentative map.
 - (2) 40 mph (415 feet) on "A" Street from "D" Street and G" Street and driveway to lot 301, on "B" Street from "P" Street and driveway to lot 290, on "E" Street from "H" Street, on "I" Street from "J" Street, on "H" street from driveway to lot 304, on "O" Street from "G" Street, "P" Street, driveway to lot 293 and driveway to lot 296, as depicted on the tentative map.
 - (3) 30 mph (310 feet) on "I" Street from "J" Street as depicted on the tentative map.

Line of sight requirements for corner sight distance are not necessarily restricted to the above intersections. Additional line of sight for all other intersections and driveways shall be required if deemed necessary by the Department of Public Works. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.

31. Provide stopping sight distance as depicted on the tentative map and where applicable along all public streets. Line of sight shall be within right of way or dedicated airspace easements to the satisfaction of Public Works. In areas where the intersection sight distance overlaps with the stopping sight distance, the more stringent of the two shall govern.
32. All line of sight easements shall be depicted on grading and landscaping plans to the satisfaction of Public Works.
33. Comply with the street lighting requirements identified in the attached March 11, 2015 letter from our Traffic and Lighting Division to the satisfaction of Public works.
34. The roadway median layouts (pocket lengths, widths, etc) shown in the plan view of the tentative map are not necessarily approved.
35. Conform to the approved conceptual signing and striping plan (approved on June

COUNTY OF LOS ANGELES
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- 29, 2016) and submit detailed signing and striping plans (scale 1" = 40') for all multi-lane streets, private drives, and highways in the vicinity of this project and at any other offsite location if required to mitigate any traffic impact (per the attached letter from our Traffic and Lighting Division dated October 3, 2016) to the satisfaction of Public Works.
36. Traffic Signal Plans (scale 1"=20') shall be required at any location where modification to the existing traffic signal has been deemed necessary and at locations where new traffic signals are to be installed (per the attached letter from our Traffic and Lighting Division dated October 3, 2016 to the satisfaction of Public Works).
37. Provide adequate signal easements at the entrance to any public street from a private drive/ fire lane to the satisfaction of Public Works.
38. Signing and striping plans, signal plans (where applicable), and cost estimates, are required for any segment of roadway or intersection identified in the approved traffic study as one for which the project is obligated to submit a pro-rata share payment. Should improvements to any segment of roadway or intersection as described above be included in a full mitigation for the Castaic Bridge and Major Thoroughfare (B&T) District, the project shall be exempt from submitting signing and striping, signal plans, and corresponding cost estimates for those improvements and shall only be responsible for paying the appropriate B&T District fees in effect at the time of final map recordation. If required, signing and striping plans, signal plans, and cost estimates may be conceptual in nature and shall be used solely as a tool to obtain a monetary value for the pro-rata share percentages identified in the approved traffic study. Approved cost estimates from Public Works must be obtained and the appropriate payments made prior to final map recordation.
39. Comply with the mitigation measures identified in the attached October 3, 2016 letter from our Traffic and Lighting Division to the satisfaction of Public Works. If a Bridge and Thoroughfare District is formed, and if signals identified in the study are included as facilities specifically identified for inclusion in that approved District, then the amount and eligibility for a credit against your District obligation may be given if approved by Public Works.
40. Plant street trees on all public and private streets to the satisfaction of Public Works.
41. Install postal delivery receptacles in groups to serve two or more residential units to the satisfaction of Public Works.

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TENTATIVE MAP DATED 09-13-2017
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42. Underground all new and existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
43. Establish a Landscape Maintenance District (LMD), subject to the approval of Department of Public Works, Road maintenance Division, for the purpose of maintaining landscaped medians and parkways on all streets and highways to the satisfaction of Public Works. If for any reason, the LMD is not established, or ceases to exist, the maintenance responsibility will revert back to the Home Owners Association.
44. Prior to final map approval, pay the fees established by the Board of Supervisors for the Castaic Bridge and Major Thoroughfare Construction Fee District in effect at the time of recordation.

 Prepared by Sam Richards
073336.rev5

Phone (626) 458-4921

Date: 10-11-17

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
TRAFFIC AND LIGHTING DIVISION
SUBDIVISION, CONDITIONAL USE PERMIT (CUP) & R3 REVIEW
STREET LIGHTING REQUIREMENTS

Date: 03/11/15

TO: Fabrizio Pachano
Subdivision Mapping Section
Land Development Division

Attn: Henry Wong

FROM: James Chon
Street Lighting Section
Traffic and Lighting Division

Prepared by Emmanuel Okolo at Extension 4733

STREET LIGHTING REQUIREMENTS

TRACT 73336 TG 4279 A3, A4, B4

- Provide streetlights on concrete poles with underground wiring on all streets and highways within and along TR 73336 to the satisfaction of the Department of Public Works or as modified by the Department of Public Works. The streetlights shall be Mission Bell and designed as a County-owned and maintained (LS-3) system. Submit street lighting and electrical plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.
-
- Provide streetlights on concrete poles with underground wiring along the property frontage on _____ to the satisfaction of the Department of Public Works or as modified by the Department of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.
-
- Provide streetlights on concrete poles with underground wiring on non-gated private or public future streets along the property frontage on _____ to the satisfaction of the Department of Public Works or as modified by the Department of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.
-
- Provide streetlights on concrete poles with underground wiring on gated private future street(s) along the property frontage on _____ with fixtures acceptable to Southern California Edison and to the satisfaction of the Department of Public Works or as modified by the Department of Public Works. The operation and maintenance of the street lights shall remain the responsibility of the owner/developer/Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on portions of the development served by gated private and future streets (if any) as a result of benefits derived from existing or future streetlights on adjacent public roadways. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.
-
- Streetlights are not required.

ANNEXATION AND ASSESSMENT BALLOTTING REQUIREMENTS:

- The proposed project or portions of the proposed project are not within an existing lighting district. Annexation to street lighting district is required. Street lighting plans cannot be approved prior to completion of annexation process. See Conditions of Annexation below.
- Upon CUP approval (CUP only), the applicant shall comply with conditions of annexation listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. Conditions (1) and (2) shall apply for projects subject to annexation. The annexation and the levy of assessment require the approval of the Board of Supervisors prior to Public Works approving street lighting plans. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits or road construction permits, whichever occurs first. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.
- Upon issuance of an Agreement to Improve (R3 only), the applicant shall comply with conditions of annexations listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. Conditions (1) and (2) shall apply for projects subject to annexation. The annexation and the levy of assessment require the approval of the Board of Supervisors prior to Public Works approving street lighting plans. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.
- Upon submittal of street lighting plan(s) (subdivision only), the applicant shall comply with conditions of annexation listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. Conditions (1) and (2) shall apply for projects subject to annexation. The annexation and the levy of assessment require the approval of the Board of Supervisors prior to Public Works approving street lighting plans. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.

CONDITIONS OF ANNEXATION

- (1) Provide business/property owners name, mailing address, site address, Assessor Parcel Number, and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to Street Lighting Section.
- (2) Submit map of the proposed project including any roadways conditioned for streetlights to Street Lighting Section Contact Street Lighting Section for map requirements and/or questions at (626) 300-4726.

The annexation and assessment balloting process takes approximately 12 months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above may result in delaying the approval of the street lighting plans.

CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

The area must be annexed into the lighting district and all streetlights in the project, or the approved phase of the project, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the streetlights by July 1st of any given year, provided the above conditions are met, all streetlights in the project, or approved project phase, have been constructed per Public Works approved plan and energized and the owner/developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of street

COUNTY OF LOS ANGELES
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LAND DEVELOPMENT DIVISION - SEWER
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TENTATIVE MAP DATE SUBMITTED 09-13-2017
EXHIBIT MAP DATE SUBMITTED 09-13-2017

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. The subdivider shall comply with the off-site mitigation measures as identified in the approved sewer area study (PC 12245AS, dated 03/21/2016) to the satisfaction of Public Works. The existing sewer system is found to have insufficient capacity, upgrade of the existing sewerage system is required to the satisfaction of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. Off-site Improvements are required.
4. All sewer pump stations shall be constructed to the satisfaction of Public Works.
5. Obtain approval from the Los Angeles County Sanitation District for connection to the sewers trunk line.
6. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation and obtain approval prior to final map recordation.

NP
Prepared by Nikko Pajarillaga
073336s-rev5.doc

Phone (626) 458-3137

Date 10-11-2017

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 073336 (Rev.)

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TENTATIVE MAP DATED 09-13-2017
EXHIBIT "A" MAP DATED 09-13-2017

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system (including any approved booster pump stations) maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. A "Written Verification" and supporting documents from the water supplier to indicate the availability of a "Sufficient Water Supply" as required per Section 66473.7 of the Subdivision Map Act (SB 221) shall be provided to the satisfaction of the Department of Regional Planning and Public Works prior to filing any map for recordation.
3. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all water-related infrastructures constructed for this land division to the satisfaction of Public Works.

Prior to obtaining the building permit from the Building and Safety Office:

4. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.
5. Depict all line of sight easements on the landscaping and grading plans.
6. Install a separate water irrigation systems for recycled water use per landscape plans.
7. If necessary, install off-site recycle water mainline per landscape plans to serve this subdivision to the satisfaction of Public Work.
8. The recycled water irrigation systems shall be designed and operated in accordance with all local and State Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.

TK

Prepared by Tony Khalkhal
073336-rev4.doc

Phone (626)458-4921

Date 10-10-2017



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040

Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 73336

MAP DATE: September 13, 2017

**THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS
PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.**

FINAL MAP

CONDITIONS OF APPROVAL

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. The private access within the development shall be indicated as "Private Driveway" on the Final Map. The required fire apparatus access, the fire lanes and turnarounds, shall be labeled as "Fire Lane" on the Final Map. Any proposed parking area, walkway, or other amenities within the private driveway shall be outside the required fire lane. Clearly delineate on the Final Map and submit to the Fire Department for approval.
4. Flag lot shall provide a minimum paved unobstructed driveway width of 20 feet, clear to the sky. The driveway shall be labeled as "Private Driveway and Fire Lane" on the Final Map. Verification of compliance is required prior to Final Map clearance.
5. A copy of the Water Improvement Plans, clearly depicting the required public fire hydrant locations, shall be submitted to the Fire Department for review and approval prior to Final Map clearance.
6. Provide written verification the required public fire hydrants have been installed and tested or bonded for in lieu of installation prior to Final Map clearance.
7. Prior to Final Map clearance, a copy of the Road Improvement plans shall be submitted to the Fire Department for review and approval of the proposed center medians on Ridge Route Road and Northlake Boulevard confirming they will not impact the fire apparatus access.

Reviewed by: Juan Padilla

Date: October 10, 2017



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 73336

MAP DATE: September 13, 2017

**CONDITIONS OF APPROVAL
EXHIBIT MAP/BUILDING PERMIT**

1. Water and access requirements for this development shall comply with the approved Tentative Map. The Exhibit Maps as part of the subdivision process are subject to change and shall be in compliance with Title 32 (County of Los Angeles Fire Code).
2. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to building permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angelino Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
3. Due to the proximity of the existing overhead High Voltage Electric Power Transmission Lines to the south of the property, all proposed buildings shall be in compliance with the Fire Department's Regulation 27. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
4. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.
5. The fire lane for the single family lots or detached condominium lots shall provide a minimum paved unobstructed width of 20 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.
6. The fire lanes for any other lot such as multi-family residential, senior housing, commercial/industrial, or recreational/park shall provide a minimum paved unobstructed width of 26 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.

Reviewed by: Juan Padilla

Date: October 10, 2017



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road

Commerce, CA 90040

Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 73336

MAP DATE: September 13, 2017

7. The commercial and high density residential buildings being served by a 26 feet wide fire lane will have a height restriction not exceed 30 feet above the lowest level of the Fire Department vehicular access road. Buildings exceeding this height shall provide a minimum paved fire lane width of 28 feet. The required fire lane shall be parallel to the longest side of the building between 15 feet and 30 feet from the edge of the fire lane to the building wall. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.
8. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. All required Fire Department turnarounds shall be designed to accommodate the required fire apparatus as mentioned on the Fire Department standards due to the size of the building and shall be clearly depicted on the final design plans. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.
9. Any change of direction within a private driveway shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.
10. The gradient of a fire lane shall not exceed 15 percent. Any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. Cross slopes and required Fire Department turnarounds shall not exceed 2 percent grades. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.
11. All proposed vehicular and pedestrian gates shall be designed, constructed, and maintained in accordance with ASTM F2200 and UL 325 as specified in the County of Los Angeles Fire Code. The vehicular gates shall provide an unobstructed width not less than 20 feet when fully open. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
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PROJECT: TR 73336

MAP DATE: September 13, 2017

12. Install 166 public fire hydrants as noted on the Tentative Map filed in our office. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.
13. The required fire flow from 19 of the public fire hydrants in the single family dwellings area for this development, if the future single family dwellings are less than 3,600 total square feet, is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. This fire flow may change during the Fire Department review of the architectural plans or the revised Exhibit A process prior to building permit issuance.
14. The other 147 required public fire hydrants within this development shall provide a fire flow of 4000 gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. This fire flow may be reduced during the Fire Department review of the architectural plans or the revised Exhibit A prior to building permit issuance.
15. Fire hydrant locations and other water system requirements within the Exhibit Maps will be determined when final design plans are submitted to the Fire Department for review as architectural plans or revised Exhibit A prior to building permit issuance.
16. All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
17. Parallel parking shall be restricted 30 feet adjacent to any public or private fire hydrant located on the public or private street, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
18. An approved automatic fire sprinkler system is required for all proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

Reviewed by: Juan Padilla

Date: October 10, 2017



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit

5823 Rickenbacker Road

Commerce, CA 90040

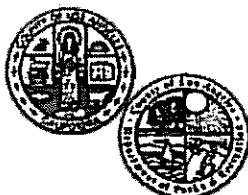
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 73336

MAP DATE: September 13, 2017

19. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or striped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
20. All proposed streets and driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

John Wicker, Director

Norma E. Garcia, Chief Deputy Director

October 19, 2017

Mr. Jodie Sackett
Senior Regional Planning Assistant
Department of Regional Planning
320 West Temple Street, Room 1346
Los Angeles, California 90012

Dear Mr. Sackett:

**VESTING TENTATIVE TRACT MAP 073336 (NORTHLAKE)
PARK AND TRAIL CONDITIONS OF MAP APPROVAL
REGIONAL PLANNING MAP DATED SEPTEMBER 27, 2017
SUBDIVISION COMMITTEE MEETING ON OCTOBER 19, 2017**

This letter details the Department of Parks and Recreation (Department)'s park and trail conditions of map approval for the above map

PARK CONDITIONS

The proposed project is a residential subdivision located within the Northlake Specific Plan area. As shown in the attached Park Obligation Report, the basic Quimby park land obligation for this proposed residential subdivision is 17.51 net acres (maximum slope 3 percent). For details, see attached Park Obligation Report and Worksheet. The Subdivider is proposing to include one public park as part of the subdivision: Lot 319 (16.3 net acres). The Department recommends that the Subdivider develop and then convey to the County the public park provided that the site is deemed acceptable after a review of the required submittals listed below. The Subdivider is responsible for the total development costs of the public park. For detailed requirements for pre-public hearing submittals referenced in the following conditions, please refer to the Public Park Checklist of Required Submittals attached to this report.

1. Subdivider shall convey to the County a developed, 16.3 net-acre Public Park ("the Public Park"), shown on Lot 319 within the Vesting Tract Map No. 73336.
2. The Public Park shall contain the following improvements which are shown in the park schematic design approved on August 8, 2016: ADA compliant parking lot; restroom/office building; multi-use grass areas including two (2) softball fields with seating; one (1) full basketball court, drinking fountains; a 10-ft wide ADA compliant walking path; park benches; two (2) group picnic areas; five (5) individual picnic areas; Children's Play Areas to accommodate ages 2-5 and ages

Mr. Jodie Sackett
October 19, 2017
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- 5-11; maintenance yard; trash enclosure; landscaping, lighting, irrigation and park signage.
3. The following off-site improvements to the public park shall be provided without receiving Quimby credit: full street improvements and utilities/utility connections, including, but not limited to curbs, gutters, relocation of existing public utility facilities, street paving, traffic control devices, public trees, public streets and sidewalks. Utility types, sizes, and locations shall be to the satisfaction of the Department. Utilities shall include water meter and utility lines (electricity, gas, sewer, and telephone).
 4. Prior to the Department clearing the first final (unit) map containing housing, enter into a Park Development Agreement (PDA) and post Faithful Performance and Labor and Materials bonds with the Department to cover design and construction of the public park in accordance with updated costs estimates for the park. The PDA shall be substantially similar in form and content to the PDA approved by the Board of Supervisors on November 15, 2011, and the content of the bonds shall be substantially similar in form and content to the bonds used by the Los Angeles County Department of Public Works (DPW). Bonds may need to be updated prior to construction commencement if contracted construction costs change. For more information, please refer to <http://file.lacounty.gov/bos/supdocs/64684.pdf>.
 5. Prior to the Department clearing the first final (unit) map containing housing, and for the public park, Subdivider shall submit a critical path method (CPM) schedule ("Park Delivery Schedule"). Said schedule shall include design development submittals and submittals required for the various stages of construction document development, permits and approvals, park construction commencement and completion dates, ALTA title policy, deed preparation and review, and deed recordation. The Initial Park Delivery Schedule shall serve as the baseline for all activities. Subdivider shall update the Park Delivery Schedule on a monthly basis to show actual progress compared to planned progress and submit the updates to the Department on the first County business day of each month. If as a result of these monthly schedule updates it appears that the Park Delivery Schedule does not comply with the critical path, the Subdivider shall submit a Recovery Schedule as a revision to the Park Delivery Schedule showing how all work will be completed within the period for park delivery. In the event Subdivider fails to comply with this condition, the Department shall give written notice to Subdivider requesting submittal of the delinquent schedule update. Notice shall be deemed given when deposited in the U.S. Post Office or reliable over-night courier; postage prepaid, addressed to Subdivider, or by personal delivery to Subdivider's relevant address set forth in the PDA. If the requested update is not received within thirty (30) days after such notice is given, the Department will withhold further clearance of unit maps until the delinquent schedule update is received.

Mr. Jodie Sackett
October 19, 2017
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6. Subdivider shall submit park plans and specifications to the Department for review and approval during the design development stage (100 percent), fifty percent (50 percent), seventy five percent (75 percent), ninety percent (90 percent), and one hundred percent (100 percent) stages of construction document development. Specifications shall be in Construction Specification Institute (CSI) 8 1/2-inch by 11-inch book format. Specifications and a grading plan (scale 1 inch = 40 feet or as required by the Department) shall be submitted to the Department concurrent with the final grading plan submittal to DPW. The respective stage of each submittal shall be clearly labeled on the drawings and specifications. Plan submittals shall be made by giving the Department three (3) sets of drawings and a CD-ROM containing the drawings in AutoCAD format. The Department shall have twenty-one (21) County business days from receipt of any design/construction document submittal to review and approve it. If the Department does not respond within said time period, the submittal shall be deemed approved by the Department. Any corrections or changes made by the Department during review of one stage shall be incorporated into a revision of the current drawings and specifications and resubmitted for the Department's approval of the next said stage unless it is determined that the change is significant whereas the construction document would be resubmitted prior to permission by Department for Subdivider to proceed with the next stage. The public park shall be developed in accordance with park improvement plans approved by the Department, using standard construction activities and responsible contractors licensed by the State of California to perform this type of work. Sole responsibility for completion of the park improvements, and payment of all costs incurred, lies with the Subdivider.
7. Subdivider shall obtain all applicable jurisdictional approvals, comply with all applicable federal, state, and local laws, rules, codes, and regulations; obtain, coordinate and pay for all studies, permits, fees and agency inspections required to design and build the public park; provide one (1) copy of all studies, permits, inspection reports, and written approvals to the Department's representative; provide the County with certification that the playground(s) constructed in the public park meet American Society for Testing and Materials (ASTM) standards, United States Consumer Product Safety Commission (USCPSC) standards, and all State of California accessibility playground guidelines. Playground certification shall be met by providing a satisfactory report from a third party independent auditor that holds a current certification as a Playground Safety Inspector in good standing by the National Playground Safety Institute.
8. Subdivider shall designate and identify a project manager who will oversee design and construction of the public park. The project manager shall communicate by providing written documentation via facsimile or mail to County's representative and abide by County's requirements and direction to ensure acceptable park completion; provide the County with reasonable access to the public park site and the park improvements for inspection purposes and at a minimum initiate and

Mr. Jodie Sackett
October 19, 2017
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coordinate the following inspections and approvals during the course of construction with not less than two County business days advanced notice of any request for inspection or approval: (1) contractor orientation/pre-construction meeting; (2) construction staking and layout; (3) progress/installation inspections to be scheduled on a weekly basis or as required to insure conformance with construction documents; (4) irrigation mainline and equipment layout; (5) irrigation pressure test; (6) irrigation coverage test; (7) weed abatement after abatement cycle, to review degree of kill; (8) plant material approval; (9) plant material/Hydroseed/pre-maintenance inspection; (10) substantial completion and commencement of maintenance period; (11) final walk through and acceptance. Continued work without inspection and approval shall make Subdivider and its subcontractors solely responsible for any and all expenses incurred for required changes or modifications. County reserves the right to reject all work not approved in conformance with this condition.

9. Subdivider shall provide the Department with written Notice of Construction Commencement for the public park site. Construction Commencement is defined as when the Subdivider starts installing utilities for the public park. The Construction Phase is defined as the period of time from said notice to the date the Department issues its Notice of Acceptance of Completed Park Improvements, inclusive of the 90-day plant establishment period. Upon completing park construction, and obtaining final sign off from DPW on all code compliance issues, notify the Department in writing by submitting a Notice of Completion of Park Construction. Within thirty (30) days after receipt of said notice, Department shall inspect the park and reasonably determine whether or not the park improvements have been constructed in accordance with the construction documents, and to a level of quality and workmanship for the Department to issue its Notice of Acceptance of Completed Park Improvements. If park construction is unacceptable, within fifteen (15) County business days after inspection, Department shall provide Subdivider with a list of items that need to be corrected, after receipt of said list, in order for the Department to issue its Notice of Acceptance of Completed Park Improvements, or issuance of said notice will be delayed until the items on the list are corrected.
10. Upon Department's Notice of Acceptance of Completed Park Improvements, Subdivider shall provide the Department with two (2) sets of record drawings, maintenance manuals, and irrigation controller charts, and contact information for utility companies and utility account codes in order for the Department to request timely transfer of utilities serving the public park. These documents shall also be submitted on a CD-ROM with the drawings in AutoCAD format.
11. Subdivider shall convey the public park by recordable grant deed showing the fee vested with the County of Los Angeles, and free of all encumbrances except those not interfering with the use of the property for park or recreational purposes.

Mr. Jodie Sackett
October 19, 2017
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Subdivider's designated title company shall provide the County with an ALTA title policy and survey and shall record the park deed simultaneously to County's acceptance of the park improvements, as evidenced by the County's issuance of a Certificate of Acceptance for the public park, and shall deliver the recorded deed to the Chief Executive Office - Real Estate Division, Property Management Section, 222 South Hill Street, Third Floor, Los Angeles, CA 90012.

12. Any major change proposed by the Subdivider to the public park's size (not more than a variance of two (2) acres), shape, location, or terrain as shown on the approved tentative tract or parcel map, or to the schematic design approved by the Department's Design Review Committee, shall be deemed a revision of the tentative tract or parcel map and shall require the filing of a revised map, as described in Los Angeles County Code Section 21.62.030.

TRAIL CONDITIONS

The Department has completed the trail review of Vesting Tentative Tract Map No. 073336 - Northlake. The proposed Castaic Lake Trail alignments, as shown on subject map page eleven (11) of sixteen (16) are approved.

The Department is requiring the Subdivider to dedicate twenty foot (20') wide trail easements and construct variable-width seven to ten foot (7'-10') wide multi-use (hiking, mountain biking, and equestrian) trails, to the satisfaction of the Department.

Department trail conditions of map approval, prior to final map are as follows:

1. Subdivider shall dedicate twenty foot (20') wide multi-use easements for the "Castaic Lake Trail" alignments and construct variable-width seven to ten foot (7'-10') wide natural surface trails within APN 3244-015-018 and APN 3244-014-021, as shown on subject map page eleven (11) of sixteen (16).
2. The required trail easements shall be recorded via separate instrument, prior to final map recordation. Upon request, the Department will provide a trail easement recordation template.
3. Full public access shall be provided in perpetuity for the multi-use trail.
4. Easement dedications must be outside the public road right-of-way.
5. Subdivider shall include the Department in the transmittal of the project grading plan to Regional Planning.
 - a. Submit project grading plans, including trail grading information to the Department for review and approval. The trail grading information shall

conform to the County of Los Angeles Trails Manual (Trails Manual) and any applicable County codes, including but not limited to the following:

i. Cross slope gradients on natural soil not to exceed four percent (4 percent) and longitudinal (running) slope gradients not to exceed twelve percent (12 percent) for more than fifty feet (50').

ii. Typical trail section and details to include:

- Width and name of trail
- Longitudinal (running) gradients
- Cross slope gradients

iii. Appropriate drainage culverts, as appropriate.

6. After project trail grading plan approvals, but prior to building permit issuance, the Subdivider shall:

- a. Submit a preliminary construction schedule showing milestones for completing the trail. Provide updated trail construction schedules, as needed, to the Department on a monthly basis.
- b. Stake the centerline of the trail and then schedule a site meeting with Department Trails Section Planner for trail alignment inspection and approval.

7. Construction of trail:

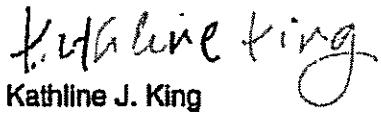
- a. Trail: Construct the Natural Trail 1 variable-width seven to ten foot (7'-10') wide trail within the twenty foot (20') wide dedicated easement in a manner consistent with the Trails Manual. The Trails Manual is available at <http://trails.lacounty.gov>. Out-slope of trail tread at 2 percent to 4 percent with trail running grade up to 8 percent for <100' or 12 percent for <50'. Significant deviation from the design guidelines in the Trails Manual must be reviewed and approved by the Department. See Section 4: "Trail Designs Trail Classification Guidelines," for trail construction guidelines and/or contact Trails Section Planner.
- b. Notify the Department within five (5) business days of trail construction completion for the "Final Trail Inspection". The Final Inspection is required to obtain Department approval and ensure the trail is in compliance with the trail construction guidelines within the Trails Manual. Any portions of the constructed trail not approved, shall be corrected and brought into compliance within thirty (30) calendar days. The Subdivider shall then contact the Department to schedule another site inspection.

Mr. Jodie Sackett
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Page 7

9. Prior to the Department's final acceptance of the constructed, "Castaic Lake Trail" alignments, the Subdivider shall:
 - a. Submit electronic copy on CD (AutoCAD) of the as-built trail grading/construction drawings to the Department Trails Planning Section.
 - b. Submit a letter to the Department requesting acceptance of the dedicated constructed trail. The Department will then issue an acceptance letter only after receiving a written request for final trail approval, including a single copy of the as-built trail drawings.
 - c. **Note:** The Department is responsible to install appropriate trail signage and maintain the trail tread and easement area after final trail construction and easement recordation acceptance.

If you have any questions regarding the park conditions, please contact Loretta Quach of my staff at (213) 351-5120 or by email at lquach@parks.lacounty.gov. For questions regarding the trail comments, please contact Robert Ettleman at (213) 351-5134 or by email at rettleman@parks.lacounty.gov.

Sincerely,



Kathline J. King
Chief of Planning

KK:LO:RE:ner

Enclosures

c: Northlake Associates, LLC (J. Arvin)
Sikand Engineering (R. Gaur)
CEO Real Estate Division (R. Hernandez)
Parks and Recreation (J. Gargan, J. McCarthy, C. Lau, L. Quach, R. Ettleman)

Los Angeles County Department of Parks and Recreation

**SUBDIVISION MAP REVIEW
TENTATIVE MAP STAGE - PRE-PUBLIC HEARING
PUBLIC PARK CHECKLIST OF REQUIRED SUBMITTALS**

When proposing a public park, please submit the following items to the Department of Parks and Recreation (Department) for the Department's clearance for the public hearing stage. Include an electronic file (PDF) for each submittal:

- PARK SITE GRADING PLAN** - Provide a small scale (1" = 40') drawing that shows park lot boundary lines and the proposed limits of grading to achieve the level (net acreage: maximum slope 3%) pad upon which the park will be developed. Note the net acreage, the park's lot number, and identify land use adjacent to the park lot. Include a vicinity map insert showing the park in context to the subdivision and the subdivision's surrounding area. This submittal will be used by the Department when developing the Facility Program that will be given to the Subdivider to base the park's schematic design on.
- PARK SCHEMATIC DESIGN** -Schematic design at scale 1" = 40' for proposed park(s) showing proposed improvements, their relationships, and space requirements. Submit this plan on sheets 24" x 36" in size or larger and include the following information:
 - Gross Acreage Notation;
 - Net Acreage (maximum slope 3%) Notation and limits of grading line for net acreage;
 - Park Site(s) Lot Number(s);
 - Park Lot Boundary Lines;
 - Layout of Park Improvements;
 - Owner and Consultant/Designer Information and Drawing Date;
 - Pertinent topographical features;
 - Hazard Zone Information (flood plains, seismic set back zones etc.);
 - Easements(s) or Rights-of-Way Lines (including conservation easements) - existing and proposed;
 - Trails and Staging Area(s);
 - Names of Adjacent Streets;
 - Graphic Scale (1" = 40');
 - North Arrow; and
 - Legend of Improvements and Symbols;
 - Parking Space Calculation Table showing: 1) total number of parking spaces required by Section 22.52.1175 of the Los Angeles County Code; 2) total number of parking spaces provided; and 3) number of handicapped accessible spaces.

The Park Schematic Design must be reviewed and approved by the Department's Design Review Committee (DRC).

- PARK EXHIBIT MAP** (Include as sheet to the Tentative Map/C.U.P Exhibit A): This is the DRC-approved Schematic Design converted into a line-preferably CAD-drawing.
- PHASING MAP, EXHIBIT & TABLE** (Include as a sheet to the Tentative Map) - Map must show each phase and related unit map numbers. Include a table which shows for each unit map, the number of residential units in column form for each of the following categories:
 - Single-family detached;
 - Multi-family dwelling units, less than 5 units per building;

Los Angeles County Department of Parks and Recreation

**SUBDIVISION MAP REVIEW
TENTATIVE MAP STAGE - PRE-PUBLIC HEARING
PUBLIC PARK CHECKLIST OF REQUIRED SUBMITTALS**

- Multi-family dwelling units, 5 or more units per building;
- Total number of residential units in each column category; and
- Cumulative total for all units combined (phase-to-phase running total amount of units), and projected recordation dates of each unit map.

- SCHEMATIC DESIGN LEVEL COST ESTIMATE** - Provide schematic design level cost estimate to design and build the proposed park(s).
- PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)** - Submit one (1) hardcopy of the ESA and a CD-ROM containing the report. The ESA must:
 - Be prepared for each proposed public park site by a State of California Registered Professional Geologist or Registered Civil Engineer;
 - Meet all current Environmental Protection Agency (EPA) requirements;
 - Meet ASTM E1527-05 or current standards; and
 - Be less than one year old.

Submit copies of all existing Phase I, Phase II ESAs, and Phase 111 Site Remediation Reports for each park site and/or for the proposed land subdivision.

- GEOTECHNICAL REPORT** - The Department will request Public Works' Geotechnical and Engineering Division to review the geotechnical report that the applicant submits to Public Works to determine the geotechnical stability of each proposed park site.
- PRELIMINARY TITLE REPORT** - Submit a preliminary title report on the park site(s) and copies of all existing easements affecting the park site.
- COPIES OF ALL EASEMENT DOCUMENTS AFFECTING PARK SITE(S)** - Submit copies of all recorded easements or other encumbrances affecting the proposed park site(s) with a notation on the Park Exhibit Map stating Subdivider's intent to coordinate the quit claim of particular easements with the Chief Executive Office's Real Estate Division.
- LETTER FROM SCHOOL DISTRICT** (if applicable) - Submit a letter from the school district serving the proposed subdivision that certifies that the school sited adjacent to the proposed public park can meet its recreational requirement without using land dedicated for park purposes.



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map #, 73338 DRP Map Date: 09/13/2017 SCM Date 10/19/2017 Report Date: 10/05/2017
Park Planning Area # 35B CSD: CASTAIC, CASTAIC AREA CSD Map Type Tentative Map - Tract

Total Units **1,974** = Proposed Units **1,974** + Exempt Units **0**

Park land obligation in acres or in-lieu fees:

ACRES:	17.51
IN-LIEU FEES:	\$3,564,915

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

The park obligation for this development will be met by:

The dedication of 16.3 acres for public park.
Conditions of approval attached to report.

Trails:

See also attached Trail Report

Comments:

288 single-family units, 803 multi-family <5 units; and 883 multi-family >=5 units.

For further information or to schedule an appointment to make an in-lieu fee payment:
Please contact Clement Lau at (213) 351-5117 or Loretta Quach at (213) 351-5121
Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020-1975

By:

Kathline King
Kathline J. King, Chief of Planning



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map # 73338	DRP Map Date 09/13/2017	SCM Date: 10/18/2017	Report Date 10/05/2017
Park Planning Area # 35B	CSD: CASTAIC, CASTAIC AREA CSD	Map Type: Tentative Map - Tract	

The formula for calculating the acreage obligation and or in-lieu fee is as follows:

$$(P) \text{people} \times (U) \text{units} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area

Total Units 1,974 = Proposed Units 1,974 + Exempt Units 0

Park Planning Area = 35B

Type of dwelling unit	People *	Ratio 3.0 Acres/1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.44	0.0030	288	2.97
M.F. < 5 Units	3.12	0.0030	803	7.62
M.F. >= 5 Units	2.65	0.0030	883	7.02
Mobile Units	2.78	0.0030	0	0.00
Exempt Units			0	0.00
TOTAL			1,974	17.51

Ratio	Acre Obligation	RLV/Acre	In-Lieu Base Fee
(0.0030)	17.51	\$203,614	\$3,664,915

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
319	public park	18.30	100.00%	18.30
Total Provided Acre Credit:				18.30

Acre Obligation	Private and Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
17.51	18.30	1.21	\$203,614	\$3,664,915



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Director

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9/27/17

Tentative Tract Map No. 073336

Tentative Tract Map date: 9/13/17

Vicinity: Castaic Canyon

The Department of Public Health-Environmental Health Division has reviewed Tentative Tract Map 073336 dated 9/13/17 based on the use of public water (Newhall County Water District) and public sewer for wastewater disposal, as proposed. The Department recommends approval of the Tentative Tract Map with the following provision:

The Department's Drinking Water Program has reviewed the Northlake Specific Plan Water Supply Assessment (WSA) presented by Sikand Engineering for Newhall County Water District (NCWD). This WSA by Sikand Engineering is presented in lieu of a Will-Serve Letter at this phase of the Tentative Tract Map process. SB 610 & 210 require a 20-year WSA by the NCWD as a long-term outlook to reasonably forecast its ability to deliver water from its sources which are State Water Project water, local groundwater and recycled water to its customers. The report concludes that projected supplies available during the next twenty years will meet the demand associated with the project.

The Drinking Water Program recommends approval at this phase as the WSA assures the potential future water supply.

Ultimately as the WSA does not guarantee water delivery to the project, the Drinking Water Program or its equivalent will require at the appropriate phase prior to Final Map Approval the following condition:

- A written contract, proof of entitlement, or will serve letter from the NCWD that notes the projects final buildout phase water demand in acre-feet in addition to the amount of water that the NCWD will guarantee in acre-feet for the Northlake project.

For questions regarding the Department's conditions for the assurance of potable water supply, please contact the Drinking Water Program at 626 430-5420.

Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's recommendation.

Prepared by:

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NORTHLAKE SPECIFIC PLAN SEIR MITIGATION MONITORING AND REPORTING PLAN

Mitigation Measures	Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
Air Quality (Section 5.1 of the Draft SEIR)				
MNM 5.1-1 Prior to implementing project approval, applicants shall develop a Construction Traffic Emission Management Plan to minimize emissions from vehicles including, but not limited to, scheduling truck deliveries to avoid peak hour traffic conditions, consolidating truck deliveries, and prohibiting truck idling in excess of 5 minutes. (SCVAP MM 3.3-1)	Prior to grading permit issuance, applicants shall develop a Construction Dust Emission Management Plan to minimize construction-related dust and particulate emissions. The Construction Emission Management Plan shall require the use of Best Available Control Measures, as specified in Table 1 of SCAQMD's Rule 403. If potentially significant impacts are identified after the implementation of the SCAQMD recommended Best Available Control Measures, the Construction Emission Management Plan shall include the following additional elements: (SCVAP MM 3.3-2 dust measures) <ul style="list-style-type: none"> Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. When wind speeds exceed 15 miles per hour the operators shall increase watering frequency. Active sites shall be watered at least three times daily during dry weather. Increase watering frequency during construction or use non-toxic chemical stabilizers if it would provide higher control efficiencies. Suspend grading and excavation activities during windy periods (i.e., surface winds in excess of 25 miles per hour). Suspend the use of all construction equipment during first-stage smog alerts. Application of non-toxic chemical soil stabilizers or apply water to form and maintain a crust on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days). Application of non-toxic binders to exposed areas after cut and fill operations and hydroseeded areas. Cover or application of water or non-toxic chemical suppressants to form and maintain a crust on inactive storage piles. Planting of vegetative ground cover in disturbed areas as soon as possible and where feasible. Operate street sweepers that comply with SCAQMD Rules 1186 and 1186.1 on roads adjacent to the construction site so as to minimize dust emissions. Paved parking and staging areas shall be swept daily. <ul style="list-style-type: none"> Reduce traffic speeds on all unpaved roads to 15 miles per hour or less. Pave or apply gravel on roads used to access the construction sites when possible. 	Prior to project approval	Applicant	County of Los Angeles Department of Regional Planning
MNM 5.1-2 Prior to grading permit issuance, applicants shall develop a Construction Dust Emission Management Plan to minimize construction-related dust and particulate emissions. The Construction Emission Management Plan shall require the use of Best Available Control Measures, as specified in Table 1 of SCAQMD's Rule 403. If potentially significant impacts are identified after the implementation of the SCAQMD recommended Best Available Control Measures, the Construction Emission Management Plan shall include the following additional elements: (SCVAP MM 3.3-2 dust measures) <ul style="list-style-type: none"> Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. When wind speeds exceed 15 miles per hour the operators shall increase watering frequency. Active sites shall be watered at least three times daily during dry weather. Increase watering frequency during construction or use non-toxic chemical stabilizers if it would provide higher control efficiencies. Suspend grading and excavation activities during windy periods (i.e., surface winds in excess of 25 miles per hour). Suspend the use of all construction equipment during first-stage smog alerts. Application of non-toxic chemical soil stabilizers or apply water to form and maintain a crust on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days). Application of non-toxic binders to exposed areas after cut and fill operations and hydroseeded areas. Cover or application of water or non-toxic chemical suppressants to form and maintain a crust on inactive storage piles. Planting of vegetative ground cover in disturbed areas as soon as possible and where feasible. Operate street sweepers that comply with SCAQMD Rules 1186 and 1186.1 on roads adjacent to the construction site so as to minimize dust emissions. Paved parking and staging areas shall be swept daily. <ul style="list-style-type: none"> Reduce traffic speeds on all unpaved roads to 15 miles per hour or less. Pave or apply gravel on roads used to access the construction sites when possible. 	Prior to grading permit issuance	Applicant and Future Developers	County of Los Angeles Department of Regional Planning; SCAQMD	

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<ul style="list-style-type: none"> Designate personnel to monitor dust control measures to ensure effectiveness in minimizing fugitive dust emissions. An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt. 			
<p>MM 5.1-3 Prior to grading permit issuance, applicants shall develop a Construction Equipment Exhaust Emission Management Plan to minimize construction-related exhaust emissions. The Construction Equipment Exhaust Emission Management Plan shall require the following elements: (SCVAP MM 3.3-2 exhaust emission measures)</p> <ul style="list-style-type: none"> Scheduling truck deliveries to avoid peak hour traffic conditions, consolidating truck deliveries, and prohibiting truck idling in excess of 5 minutes. Schedule construction activities that affect traffic flow to off-peak hours (e.g., between 10:00 AM and 3:00 PM, and between 7:00 PM and 6:00 AM provided that a noise disturbance is not generated across a residential or commercial property line). Use of diesel-powered construction equipment shall use ultra-low sulfur diesel fuel. Use electric welders to avoid emissions from gas or diesel welders when such equipment is commercially available. Use electricity or alternate fuels for on-site mobile equipment instead of diesel equipment when such equipment is commercially available. Use on-site electricity or alternative fuels rather than diesel-powered or gasoline powered generators when such equipment is commercially available. Maintain construction equipment by conducting regular tune-ups according to the manufacturers' recommendations. Minimize idling time either by shutting equipment when not in use or reducing the time of idling to 5 minutes as a maximum. Limit, to the extent feasible, the hours of operation of heavy duty equipment and/or the amount of equipment in use. Retrofit large off-road construction equipment that will be operating for significant periods. Retrofit technologies such as particulate traps, selective catalytic reduction, oxidation catalysis, air enhancement technologies, etc., shall be evaluated. These technologies will be required if they are certified by CARB and/or the US EPA, and are commercially available and can feasibly be retrofitted onto construction equipment. The project applicant shall require all on-site construction equipment to meet US EPA Tier 4 or higher emissions standards according to the following: <ul style="list-style-type: none"> April 2010 through December 31, 2011: All off-road diesel-powered construction equipment greater than 50 horsepower (hp) shall meet Tier 2 off-road emissions standards. In addition, all construction equipment shall be outfitted with the BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no 	<p>County of Los Angeles Department of Regional Planning</p> <p>Applicant and Future Developers</p> <p>Prior to grading permit issuance</p>		

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>less than what could be achieved by a Level 2 or Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.</p> <ul style="list-style-type: none"> o January 1, 2012 through December 31, 2014: All off-road diesel-powered construction equipment greater than 50 horsepower (hp) shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with the BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. A copy of each unit's certified tier specification, BACT documentation, and CARB, SCAQMD, or ICAPCD operating permit shall be provided at the time of mobilization of each applicable unit of equipment. o Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. A copy of each unit's certified tier specification, BACT documentation, and CARB, SCAQMD, or ICAPCD operating permit shall be provided at the time of mobilization of each applicable unit of equipment. <ul style="list-style-type: none"> • The contractor shall utilize low-VOC content coatings and solvents that are consistent with applicable SCAQMD and ICAPCD rules and regulations. • Consideration shall be given to use of other transportation methods to deliver materials to the construction sites (for example, trains or conveyors) if it would result in a reduction of criteria pollutant emissions. 			
MM 5.1-4 The Project Applicant or Construction Manager shall ensure that, during all grading activities, construction grading shall be discontinued on days forecasted for first-stage alerts.	During grading activities	All Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.1-5 Prior to implementing Project approval, applicants shall be required to conduct an LST analysis (SCVAP MM 3.3-3).	Prior to implementation project approval	To Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.1-6 The Project Applicant or Construction Manager shall ensure that, during mass grading activities, mass grading shall not occur within 1,600 feet of the Northlake Hills Elementary School when school is in session to the maximum extent feasible.	Prior issuance of grading permits for areas within 1,600 feet of the Northlake Hills Elementary School	To Construction Contractor, Applicant and Future Developers	County of Los Angeles Department of Regional Planning

	Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
MM 5.1-7	Prior to final building inspection, the applicant shall provide preferential parking spaces for carpools and vanpools at major commercial and office locations. The spaces shall be clearly identified on plot plans and may not be pooled in one location (SCVAP MM 3.3-6).	Prior to final building inspection	Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.1-8	New residential developments shall allow only natural gas-fired hearths and shall prohibit the installation of wood-burning hearths and wood-burning stoves (SCVAP MM 3.3-7).	Prior to issuance of each residential building permit	Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.1-9	A commuter computer program shall be developed for the NorthLake residents in an attempt to reduce commuter vehicle trips generated by the proposed projects. (1992 SP EIR MM 4.5-9)	Prior to issuance of the first residential occupancy permit	Applicant	County of Los Angeles Department of Regional Planning
MM 5.1-10	<p>Prior to the issuance of each non-residential building permit, the Applicant and its contractors shall provide plans and specifications to the County demonstrating that the following features have been incorporated into the building designs. Proof of compliance shall be provided to the County prior to the issuance of occupancy permits.</p> <ul style="list-style-type: none"> • For buildings that are greater than 100,000 square feet of building space or with more than ten tenant-occupants, charging/shower facilities shall be provided as specified in Section A5.106.4.3, Nonresidential Voluntary Measures, of the California Green Building Standards (CAL Green) Code. • Facilities shall be installed to support future electric vehicle charging at each non-residential building with 30 or more parking spaces. Installation shall be consistent with Section A5.106.5.3, Nonresidential Voluntary Measures (Tier 1), of the CAL Green Code. • The Project shall install 135 electric vehicles (EV) chargers¹ at non-residential parking spaces within the Project limits and/or the greater Castaic area. 	<p>Prior to issuance of each non-residential building permit</p>	Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.1-11	<p>Prior to the issuance of each residential building permit, the Applicant and its contractors shall provide plans and specifications to the County demonstrating that the following features have been incorporated into the building designs or specifications. Proof of compliance shall be provided to the County prior to the issuance of occupancy permits</p> <ul style="list-style-type: none"> • Visitor parking shall include preferentially located parking spaces for alternative-fueled vehicles. • Bicycle parking shall be provided as specified in Section A4.106.9, Residential Voluntary Measures, of the CAL Green Code, or, provide required long-term and short-term bicycle parking for buildings as specified in Section 22.52.1225 of the County Zoning Ordinance, whichever is more stringent. • 100 percent of residences shall be pre-wired for an EV charging station and at least 10 percent of residences shall have an EV charging station. 	<p>Prior to issuance of each residential building permit</p>	Applicant and Future Developers	County of Los Angeles Department of Regional Planning

¹ Assumed to be Level 2 chargers that can provide enough electricity to provide a 25 mile driving range per hour spent charging.

	Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
MM 5.1-12	<p>Prior to issuance of each building permit for parking structures and parking lots with 20 or more parking spaces, the Applicant and its contractors shall provide plans and specifications to the County demonstrating that the following features have been incorporated into the parking facility. Proof of compliance shall be provided to the County prior to the issuance of occupancy permits.</p> <ul style="list-style-type: none"> The parking facility shall include a minimum of five percent preferentially located parking spaces for alternative-fueled (electric, natural gas, or similar low-emitting technology) vehicles. The parking facility shall include at least one electric vehicle charging station. Electrical lines shall be designed and sized to add additional charging stations for up to three percent of the total parking spaces when a demand is demonstrated. The design and installation shall be consistent with Section A4.106.8.2, Residential Voluntary Measures, of the CALGreen Code. For residential parking facilities, bicycle parking shall be provided as specified in Section A4.106.9, Residential Voluntary Measures, of the CALGreen code. 	<p>Prior issuance of each building permit for parking structures and parking lots with 20 or more parking spaces</p>	<p>Construction Contractor, Applicant and Future Developers</p>	<p>County of Los Angeles Department of Regional Planning</p>
MM 5.1-13	<p>Once constructed, the Applicant shall ensure that the tenants/operators of non-residential uses include the following features and procedures. Proof of compliance shall be provided to the County within one month following the issuance of each occupancy permit.</p> <ul style="list-style-type: none"> Post signs requiring that trucks shall not be left idling for prolonged periods (i.e., in excess of 5 minutes, as required by State law). Post both bus and Metrolink schedules in conspicuous areas. Configure the employee work schedules around the local bus schedule and provide said schedules as evidence of compliance to Regional Planning upon request. 	<p>Within one month following the issuance of each occupancy permit</p>	<p>Applicant and Future Developers</p>	<p>County of Los Angeles Department of Regional Planning</p>
MM 5.1-14	<p>Prior to the issue of occupancy permits for each industrial building, the Permit Applicant/Developer shall demonstrate that ambient air quality concentrations of criteria pollutants at sensitive receptors resulting from the proposed use(s) shall not exceed the following:</p> <ul style="list-style-type: none"> Nitrogen dioxide (NO_2) – 0.10 parts per million (ppm), 1 hour average; 0.03 ppm, annual arithmetic mean Inhalable particulate matter (PM10) – 2.5 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$), 24-hour average; 1.0 $\mu\text{g}/\text{m}^3$, annual average Fine particulate matter (PM2.5) – 2.5 $\mu\text{g}/\text{m}^3$, 24-hour average <p>The Permit Applicant/Developer shall also demonstrate through preparation of a subsequent health risk assessment that the incremental health risks from toxic air pollutants at sensitive receptors resulting from the proposed use(s) shall not exceed the following:</p> <ul style="list-style-type: none"> Maximum incremental cancer risk – 10 in 1 million Cancer burden – 0.5 excess cancer cases in areas where the cancer risk exceeds 1 in 1 million Chronic hazard index – 1.0 Acute hazard index – 1.0 	<p>Prior to issuance of occupancy permits for each industrial building</p>	<p>Applicant and Future Developers</p>	<p>County of Los Angeles Department of Regional Planning and Department of Public Health</p>

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
MM 5.1-15 No playgrounds, ball fields, or other facilities that encourage active recreation shall be built west of the Southern California Edison (SCE) easement.	Prior to tract map approval	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.1-16 Prior to the commencement of brush clearing, grading, or other activity that would generate fugitive dust, the Property Owner/Developer shall employ a Dust-Control Supervisor who will be on the site within 30 minutes of the start of work taking place each morning, will have the authority to expediently employ sufficient dust mitigation measures to ensure compliance with all South Coast Air Quality Management District (SCAQMD) Rule 403 requirements; and will have completed the SCAQMD Fugitive Dust Control Class and has been issued a valid Certificate of Completion for the class.	Prior to brush clearing activities, issuance of grading permits, or other construction activities	Construction Contractor	County of Los Angeles Department of Regional Planning
MM 5.1-17 To aid in the prevention of Valley Fever among construction crews on the Project site, the following measures shall be implemented by the Construction Contractor during all construction activities:		Prior to issuance of grading permits and through duration of construction activities	Construction Contractor
<ul style="list-style-type: none"> • Hire crews from local populations where possible, since it is more likely that they have been previously exposed to the fungus and are therefore immune. • Require crews to use NIOSH-approved respiratory protection with particulate filters to restrict inhalation of particulates during Project cleaning, grading, and excavation operations in accordance with California Division of Occupational Safety and Health regulations. • Where acceptable to the County of Los Angeles Fire Department, control weed growth by mowing instead of diskking, thereby leaving the ground undisturbed and with a mulch covering. • During rough grading and construction, the access way into the Project site from adjoining paved roadways shall be paved or treated with environmentally safe dust-control agents. 			
MM 5.1-18 Prior to sale, lease, or rental of any residential structure or portion thereof on the NorthLake Project site, the Property Owner/Developer shall provide to each prospective purchaser or tenant a notice and statement of acknowledgment that shall be executed (i.e., read and signed) by the prospective purchaser, lessee, or tenant that the property within NorthLake may present a temporary risk of exposure to Valley Fever spores during construction or other earth-moving activities. The form shall include strategies to reduce potential exposure to Valley Fever spores. The form and method of distribution of said notices and statement of acknowledgement shall be as approved by the County of Los Angeles Department of Regional Planning.	Prior to sale, lease, or rental any residential structure or portion thereof on the NorthLake Project site	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.1-19 Prior to the issuance of each grading and building permit, the applicant/developer shall require in contract specifications, that contractors set goals to limit unnecessary construction equipment idling to 3 minutes and include methods to encourage equipment operators to achieve the 3-minute goal.	Prior to the issuance of each grading and building permit	Project Applicant and Master Developer	County of Los Angeles Department of Regional Planning
MM 5.1-20 Prior to the issue of the first occupancy permit for commercial or industrial facilities, the master developer shall establish the NorthLake Community Transportation Program to establish and coordinate the following programs that would reduce single-vehicle commuting and the associated criteria pollutant and GHG emissions:	Prior to the issue of the first occupancy permit for commercial or	Project Applicant and Master Developer	County of Los Angeles Department of Regional Planning

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<ul style="list-style-type: none"> Ride share program – The program will establish a system for coordinating ride sharing among employees of on-site commercial and industrial businesses. The program will also work with employers to support vanpools. Commuter bus program – The program will coordinate with Santa Clarita Valley Transit to (1) extend the existing bus routes into the Northlake Project area, and (2) determine employee demand for express commuter buses to the Project Site and establish commuter bus service in response to demand. 		Industrial facilities	
Biological Resources (Section 4.2 of the Draft SEIR)			
Mitigation Measures			
MM 5.2-1 If species-status species may potentially be subject to direct loss through implementation of construction activities, mitigation measures proposed as part of biological site survey reports shall include a requirement for preconstruction species surveys, followed by measures to ensure avoidance, relocation or safe escape of species-status species from construction activity, whichever action is the most appropriate. If special status species are found to be brooding, denning, nesting, etc. on site during the preconstruction survey, construction activity shall be halted until offspring are weaned, fledged, etc. and are able to escape the site or be safely relocated to appropriate off-site habitat areas. A qualified biologist shall be on site to conduct surveys, to perform or oversee implementation of protective measures, and to determine when construction activity may resume. (SCVAP 2012 EIR MM 3.7-2)	Prior to issuance of grading permits	Project Applicant, Future Developers, Construction Contractor, and Qualified Biologist	County of Los Angeles Department of Regional Planning
MM 5.2-2 Impacts on sensitive habitats resulting from implementation of the Area Plan shall be compensated for through the acquisition of lands described in Policies CO 10.1.3, CO 10.1.11 and CO 10.1.12. Said acquisition shall prioritize habitat types that are particularly at risk in the region. At risk habitats include but are not limited to waterways, wetlands and vernal pools; aridland scrub; native grasslands; savannas, woodlands and forests; hollyleaf cherry and Great basin sagebrush associations; and rocklands. (SCVAP 2012 EIR MM 3.7-2)	Prior to issuance of grading permit(s) and during construction	Project Applicant, Future Developers, and Construction Contractor	County of Los Angeles Department of Regional Planning
MM 5.2-3 Removal of riparian habitat will require coordination with the California Department of Fish and Wildlife and the U.S. Army Corps of Engineers. Mitigation for riparian habitat lost may include one or a combination of the following measures: 1) project alteration to avoid impacting the onsite riparian habitat; 2) the onsite creation of at least an equal amount of equal quality habitat; 3) enhancement of poor quality onsite habitat, usually greater than 1:1 ratio (habitat lost to habitat enhanced); and 4) creation of offsite habitat where none currently exists. Final mitigation requirements shall be determined through consultation with the appropriate agencies. (1892 SP EIR MM 4.7-5)	Prior to issuance of grading permit(s) and during construction	Project Applicant, Future Developers, and Construction Contractor	County of Los Angeles Department of Regional Planning and California Department of Fish and Wildlife and U.S. Army Corps of Engineers
MM 5.2-4 Mitigation for the club-haired manzanita and the slender manzanita shall consist of transplantation of trees to a mitigation site and establishment of a self-sustaining population. Seeds will be collected from all trees that are located within the impact boundaries and bulbs will be subsequently excavated and stored for later transplantation to a suitable mitigation site(s). The Biological Monitor shall prepare a Mitigation Plan for review and approval by LACDRP and shall oversee its implementation. Development of the Mitigation Plan shall consist of the following activities:	Prior to vegetation clearing and/or grading activities; monitoring shall be conducted for five years or	Project Applicant, Future Developers, Construction Contractor	County of Los Angeles Department of Regional Planning

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<ul style="list-style-type: none"> • A pre-grading survey shall be conducted during the peak flowering period (approximately March through June) by the Biological Monitor. The Biological Monitor shall clearly identify each lily location within the impact area with a pin flag for later collection. The pre-grade survey shall also document the approximate coverage of native and non-native plants at each lily population to be impacted. • The existing lily locations shall be monitored every two weeks by Biological Monitor or a qualified Seed Collector to determine when the seeds are ready for collection. The Seed Collector shall collect seeds from the plants within the collection area when the seeds are ripe. The seeds shall be cleaned and stored by a qualified nursery or an institution with appropriate storage facilities. • Individual lily bulbs shall be excavated and collected following the seed collection and once the bulbs have entered their winter dormancy period (approximately September 1). The bulbs shall be stored by a qualified nursery or institution with appropriate storage facilities and all non-target bulbiferous species shall be discarded. • A mitigation site, shall be located in dedicated open space in the study area or at an off-site mitigation site. The mitigation site shall have similar soils, associated native species, and topographical features to the impact areas. If any lily species occur in the mitigation site, no pesticides or herbicides shall be used. • Approximately 60 percent of the seeds and bulbs collected shall be spread and/or placed in the fall following soil preparation. Forty percent of the seed and bulbs shall be kept in storage for subsequent seeding, if necessary. • Approximately 60 percent of the seeds and bulbs collected shall be spread and/or placed in the fall following soil preparation. Forty percent of the seed and bulbs shall be kept in storage for subsequent seeding, if necessary. • A detailed Maintenance and Monitoring Plan shall be developed by the Biological Monitor. The plan shall include detailed descriptions of maintenance appropriate for the site, monitoring requirements, and annual report requirements. • Performance criteria shall be developed in the Maintenance and Monitoring Plan and approved by the LACDRP Biologist. The performance criteria shall address (1) native and non-native plant coverage requirements (mitigation site conditions should be consistent with lily populations in the impact area) and (2) percentage of lilies that bloom each year (e.g., 70 percent of transplanted bulbs bloom during the first year after transplantation, 60 percent the second year, 50 percent the third year, 40 percent the fourth year, and 30 percent the fifth year). • The monitoring shall be conducted for five years, or until the mitigation site reaches its performance standards. If the performance standards are not being met during the first year, remediation measures shall be implemented prior to seeding with the remaining 40 percent of seed and bulbs. Remedial measures may include the following actions based on the recommendations of the Biological Monitor: soils testing, control of invasive species, placement of mulch, application of native seed, and/or protection from herbivores. Additional mitigation measures may be suggested as determined appropriate by the Biological Monitor, including identification of a new mitigation site(s) if it is determined that the initial mitigation site(s) are incompatible with lily establishment. • Potential seed sources from additional donor sites shall also be identified in case it becomes necessary to collect additional seed for use on the site following performance of remedial measures. 	until the mitigation site reaches its performance standards	and Qualified Biologist	Monitoring Agency/Party

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>MNM 5.2-5 The Project Applicant shall prepare and implement a Special Status Plant Species Restoration Plan covering the round-leaved filaree, paniculate tarplant, and southwestern spiny rush that shall specify, at a minimum, the following: (1) procedures for the collection and temporary storage of seed (all available seed from every impacted occurrence shall be collected); (2) planting procedures, including soil preparation and irrigation; (3) a schedule and action plan to maintain and monitor restored and/or created populations; (4) methods to control plant densities (of competing plants) to promote the establishment of round-leaved filaree, paniculate tarplant, and southwestern spiny rush; and (5) a list of County-approved success criteria (e.g., germination rates, growth, plant cover) to compare to the density of existing populations. The Project Applicant shall develop the Special Status Plant Species Restoration Plan and the County shall approve it prior to any vegetation clearing or grading on the site. Adoption of this plan shall be used as the performance standard. An overview of the plan objectives is provided in the Biological Resource Mitigation Program to be submitted and approved by the County prior to issuance of grading permits.</p> <p>Prior to the commencement of vegetation clearing and/or grading activities, the Project Applicant shall contract a qualified firm to harvest round-leaved filaree, paniculate tarplant, and southwestern spiny rush seeds from the impacted populations on the Project site. In addition, seeds of Pearson's morning glory shall also be collected. The seed shall be collected in the manner and time described in the Special Status Plant Species Restoration Plan. The harvested seed of round-leaved filaree, paniculate tarplant, and southwestern spiny rush shall be used for the creation and/or enhancement of these species' populations that will be preserved in open space areas on the Project site, or off-site preserved areas if open space areas on the Project site are not suitable. The harvested seeds of Pearson's morning glory will be included in the seed mixes for the restoration of Foothill needlegrass grasslands described in Mitigation Measures 1 and 2.</p> <p>Round-leaved filaree, paniculate tarplant, and southwestern spiny rush shall be planted in appropriate areas on the site within preserved open space (if feasible), or at designated off-site preserve locations that are suitable at a 1:1 ratio to compensate for the loss of individuals impacted by the Project.</p> <p>Due to the fact that round-leaved filaree has not been detected since 2001 (these species were not re-located during subsequent focused plant surveys), the occurrence location will be checked prior to construction during the appropriate blooming period to determine if this species still occurs on the site. If it is not found, the population will be assumed extirpated; no impacts to them would then be expected and no mitigation for this species would be required.</p>	<p>Prior to vegetation clearing and/or grading activities</p>	<p>Project Applicant, Future Developers, Construction Contractor, and Qualified Biologist</p>	<p>County of Los Angeles Department of Regional Planning</p>
<p>MNM 5.2-6 The loss of sage scrub habitat within the impact area is considered a significant impact. Sage scrub habitat shall be preserved, restored, or enhanced on site and/or off site at a ratio to be determined by the County of Los Angeles Department of Regional Planning (LACDRP). The ratio shall be no less than 2:1 for habitat restoration or preservation. Habitat enhancement is the improvement of existing, disturbed native habitat areas through the removal of exotic plant species, the addition of native plants and/or seeds, or other measures. The mitigation ratio for habitat enhancement shall depend on the initial quality of the habitat area to be enhanced, and would be determined by the Project Applicant and the LACDRP. Sage scrub habitat restoration/enhancement implementation shall begin not less than one year prior to project impacts to this habitat type. The Project Applicant shall develop a Habitat Mitigation and Monitoring Program (HMMMP) and shall submit it to the LACDRP for review and approval. The HMMMP shall be developed by a qualified restoration ecologist, submitted for review and approval to the LACDRP prior to issuance of grading permits, and shall be implemented by a qualified restoration ecologist and a qualified restoration contractor (as defined below). Habitat restoration/enhancement will consist of seeding and/or installing container plants of suitable sage scrub species. If it is ecologically appropriate for the selected mitigation site (e.g., soil types), Pearson's morning-glory will be incorporated into the restoration/enhancement planting and/or seeding palette. The Project Applicant shall implement the HMMMP as</p>	<p>Prior to issuance of grading permits, and HMMMP implementation shall begin no more than one year following project impacts to this habitat type</p>	<p>Project Applicant, Future Developers, Construction Contractor, and Qualified Restoration Ecologist</p>	<p>County of Los Angeles Department of Regional Planning</p>

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>approved by the LACDRP and according to its specified materials, methods, and performance criteria, which shall include the following items:</p> <ul style="list-style-type: none"> a. Responsibilities and Qualifications. The responsibilities and qualifications of the Project Applicant, ecological specialists, and restoration (landscape) contracting personnel who will implement the plan shall be specified. At a minimum, the HMMP shall specify that the ecological specialists and contractors have performed successful installation and long-term monitoring and maintenance of southern California native habitat mitigation/restoration programs, implemented under LACDRP mitigation measures and/or State or federal natural resource agency permit conditions. A successful program shall be defined as one that has been signed off on by the LACDRP and/or a State or federal natural resource agency. b. Mitigation Performance Criteria. Mitigation performance criteria to be specified in the HMMP shall include native vegetation percent coverage and diversity (minimum), non-native vegetation percent coverage (maximum), and the cessation of irrigation a minimum of two years prior to eligibility for sign-off. This HMMP shall state that the use of the mitigation site by special status wildlife species (e.g., coastal California gnatcatcher), though not a requirement for site success, would be regarded by the LACDRP as a significant factor in considering eligibility for program sign-off. c. Site Selection. The mitigation sites shall be determined in coordination with the Project Applicant and the LACDRP. The site(s) shall be located in dedicated open space areas, and shall be contiguous with other natural open space areas. d. Native Plant and Seed Materials Procurement. At least three years prior to mitigation implementation of the Project Applicant or its consultants/contractors shall initiate collection of the native seed materials specified in the HMMP. All seed mixes shall be of local origin; i.e., collected within 30 miles, and within the same Watershed (Santa Clara River Watershed), as the selected restoration/enhancement site(s), to ensure genetic integrity. All container plants shall be propagated from seed of local origin as defined above. No plant or seed materials of unknown or non-local geographic origin shall be used. Seed collection shall be prioritized according to habitat area, in the following order: (a) project impact areas (highest priority); (b) other on-site habitat areas; and (c) off-site habitat areas (lowest priority), assuming availability of seed species in multiple locations. e. Wildlife Surveys and Protection. The HMMP shall specify any wildlife surveys (i.e., nesting bird surveys, focused/protocol surveys for special status species [e.g., coastal California gnatcatcher]) and biological monitoring that are required to avoid adverse impacts to wildlife species during the performance of mitigation site preparation, installation, or maintenance tasks. The HMMP shall also describe potential restrictions on these management tasks due to sensitive wildlife conditions on the mitigation site (e.g., suspension of these tasks during the nesting bird season, as defined in project permits). f. Site Preparation and Plant Materials Installation. Mitigation site preparation shall include (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) installation of protective fencing and/or signage (as needed); (c) initial trash and weed removal (outside the nesting bird season) and methods; (d) soil treatments, as needed (i.e., imprinting, de-compacting); (e) installation of erosion-control measures (i.e., fully natural/bio-degradable [not 'photo-degradable'] fiber roll); (f) application of salvaged native plant materials (i.e., duff) as available, and supervised by a biological monitor; (g) temporary irrigation installation; (h) a minimum one-year preliminary weed abatement program (prior to the installation of native plant and seed materials)— 			

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>Including specification of approved herbicides; (i) planting of container species; and (j) seed mix application.</p> <p>g. Schedule. An implementation schedule shall be developed that includes planting and seeding to occur in late fall and early winter (i.e., between November 1 and December 31) and the frequency of long-term maintenance and monitoring activities (including the dates of annual quantitative surveys, as described below).</p> <p>h. Maintenance Program. The Maintenance Program shall include (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) maintenance of protective fencing and/or signage; (c) trash and weed removal—including specification of approved herbicides; (d) maintenance of erosion-control measures; (e) inspection/repairs of irrigation components; (f) replacement of dead container plants (as needed); (g) application of remedial seed mixes (as needed); (h) herbivory control; and (i) removal of all non-vegetative materials (i.e., fencing, signage, irrigation components) upon project completion. The mitigation site shall be maintained for a period of five years to ensure the successful sage scrub habitat establishment within the restored/enhanced sites; however, the Project Applicant may request to be released from maintenance requirements by the LACDRP prior to five years if the mitigation program has achieved all performance criteria.</p> <p>i. Monitoring Program. The Monitoring Program shall include (a) qualitative monitoring (i.e., general habitat conditions, photo-documentation from established photo stations); (b) quantitative monitoring (e.g., randomly placed point-intercept transects); (c) annual monitoring reports, which shall be submitted to the LACDRP for five years or until project completion; and (d) wildlife surveys and monitoring as described above. The annual monitoring reports shall include a detailed discussion of mitigation site performance (e.g., measured vegetation coverage and diversity) and compliance with required performance criteria, a discussion of wildlife species' use of the restored and/or enhanced habitat area(s), and a list of proposed remedial measures to address non-compliance with any performance criteria. The site shall be monitored for five years or until the Project Applicant has been released from maintenance requirements by the LACDRP.</p> <p>j. Long-term preservation. Long-term preservation of the sites shall be outlined in the HMMP to ensure that the mitigation sites are not impacted by future development. A conservation easement and a performance bond shall be secured prior to implementation of the mitigation program.</p>			Project Applicant, Future Developers, Construction Contractor, and Qualified Restoration Ecologist
<p>MM 5.2-7 The loss of California annual grassland/wildflower fields within the impact area is considered to be a significant impact. California annual grassland/wildflower fields shall be preserved, restored, or enhanced on site and/or off site at a ratio to be determined by the County of Los Angeles Department of Regional Planning (LACDRP). Habitat enhancement is the improvement of existing, disturbed native habitat areas through the removal of exotic plant species, the addition of native plants and/or seeds, or other measures. The ratio shall be no less than 2:1 for habitat restoration or preservation. The mitigation ratio for habitat enhancement shall depend on the initial quality of the habitat area to be enhanced, and would be determined by the project applicant and the LACDRP. The mitigation ratio shall also be no less than 6.5 acres of habitat preserved/restored per burrowing owl location impacted (individual or pair using the same burrows), or greater than 6.5 acres of habitat enhancement per burrowing owl location impacted, depending on the ratio applied to the enhancement site(s). California annual grassland/wildflower fields habitat restoration/enhancement implementation shall begin not more than one year following project impacts to this habitat type. The project applicant shall develop a HMMP and shall submit it to the LACDRP for review and approval. The HMMP shall be developed by a qualified restoration ecologist, submitted for review and approval to the LACDRP prior to issuance of grading permits, and shall be implemented</p>	Prior to issuance of grading permits, HMMP implementation shall begin no more than one year following project impacts to this habitat type	County of Los Angeles Department of Regional Planning	

Mitigation Measures	Responsible Agency/Party	Mitigation Timing	Monitoring Agency/Party
<p>by a qualified restoration ecologist and a qualified restoration contractor (as defined below). The HMMP shall also provide mitigation for the loss of burrowing owl habitat; therefore, mitigation site selection criteria shall include the suitability of the potential site(s) for burrowing owl. Habitat restoration/enhancement shall consist of seeding of suitable California annual grassland/wildflower fields plant species. If it is ecologically appropriate for the selected mitigation site (e.g., soil type), Pearson's morning-glory will be incorporated into the restoration/enhancement palette. The Project Applicant shall implement the HMMP as approved by the LACDRP and according to its specified materials, methods, and performance criteria, which shall include the following items:</p> <ul style="list-style-type: none"> • The responsibilities and qualifications of the project applicant, ecological specialists, and restoration (landscape) contracting personnel who will implement the plan shall be specified. At a minimum, the HMMP shall specify that the ecological specialists and contractors have performed successful installation and long-term monitoring and maintenance of southern California native habitat mitigation/restoration programs, implemented under LACDRP mitigation measures or State and/or federal natural resource agency permit conditions. A successful program shall be defined as one that has been signed off on by the LACDRP and/or a State or federal natural resource agency. • Mitigation performance criteria to be specified in the HMMP shall include native vegetation percent coverage and diversity (minimum), non-native vegetation percent coverage (maximum), and the cessation of mitigation a minimum of two years prior to sign-off. The performance criteria shall reflect the habitat requirements for burrowing owl; i.e., grassland habitat with vegetation gaps or areas of lower vegetation coverage. The HMMP shall state that the establishment of burrowing owls, and/or special status plant species (e.g., Pearson's morning-glory), though not a requirement for site success, would be regarded by the LACDRP as a significant factor in considering eligibility for program sign-off. • The mitigation sites shall be determined in coordination with the project applicant and the LACDRP. The site(s) shall be (1) located in dedicated open space areas, and shall be contiguous with other natural open space areas; (2) configured to provide maximum habitat values for burrowing owl and other wildlife species; e.g., opportunities for escape and refuge from stochastic events such as fire, flood, etc.; (3) consist of level or gently sloping terrain, soil types, and microhabitat conditions suitable for occupation by the burrowing owl as determined by a qualified Biologist; and (4) include, to the extent feasible, soil types and microhabitat conditions suitable for the special status plant species listed above. • At least two years prior to mitigation plant and seed installation, the Project Applicant or its consultant(s)/contractors shall initiate collection of the native seed materials specified in the HMMP. All seed mixes shall be of local origin; i.e., collected within 30 miles, and within the same Watershed (Santa Clara River Watershed), as the selected restoration/enhancement site(s), to ensure genetic integrity. No seed materials of unknown or non-local geographic origin shall be used. Seed collection shall be prioritized according to habitat area, in the following order: (a) project impact areas (highest priority); (b) other on-site habitat areas; and (c) off-site habitat areas (lowest priority), assuming availability of seed species in multiple locations. • The HMMP shall specify any wildlife surveys (i.e., nestling bird surveys, focused/protocol surveys for special status species (e.g., burrowing owl)) and biological monitoring that are required to avoid adverse impacts to wildlife species during the performance of mitigation site preparation, installation, or maintenance tasks. Specifically, the HMMP shall specify the performance of wintering and breeding season surveys for burrowing owl, to determine the species' occupation of the mitigation site(s). The HMMP shall also describe potential restrictions on these tasks due to sensitive wildlife conditions on the 			

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>mitigation site (e.g., suspension of these tasks during the nesting bird season, as defined in project permits).</p> <ul style="list-style-type: none"> Mitigation site preparation shall include (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) installation of protective fencing and/or signage (as needed); (c) initial trash and weed removal (outside the nesting bird season) and methods; (d) soil treatments, as needed (i.e., imprinting, de-compacting); (e) installation of erosion-control measures (i.e., fully natural/bio-degradable [not 'photo-degradable'] fiber roll); (f) temporary irrigation installation; (g) a minimum one-year preliminary weed abatement program (prior to the installation of native plant and seed materials)—including specification of approved herbicides; and (g) seed mix application. Mitigation site preparation and installation shall reflect the habitat requirements for burrowing owl; i.e., grassland habitat with vegetation gaps or areas of lower vegetation coverage. An implementation schedule shall be developed that includes seeding to occur in late fall and early winter (i.e., between November 1 and December 31) and the frequency of long-term maintenance and monitoring activities (including the dates of annual quantitative surveys, as described below). The Maintenance Program shall include (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) maintenance of protective fencing and/or signage; (c) trash and weed removal—including specification of approved herbicides; (d) maintenance of erosion-control measures; (e) inspection/repairs of irrigation components; (f) application of remedial seed mixes (as needed); (g) herbivory control; and (h) removal of all non-vegetative materials (i.e., fencing, signage, irrigation components) upon project completion. Mitigation site preparation and installation shall reflect the habitat requirements for burrowing owl; i.e., grassland habitat with vegetation gaps or areas of lower vegetation coverage. The mitigation site shall be maintained for a period of five years to ensure successful foothill needlegrass grassland habitat establishment within the restored/enhanced sites; however, the Project Applicant may request to be released from maintenance requirements by the LACDRP prior to five years if the mitigation program has achieved all performance criteria. The Monitoring Program shall include (a) qualitative monitoring (i.e., general habitat conditions, photo-documentation from established photo stations); (b) quantitative monitoring; (c) annual monitoring reports, which shall be submitted to the LACDRP for five years or until project completion; and (d) wildlife surveys and monitoring as described above. The annual monitoring reports shall include a detailed discussion of mitigation site performance (e.g., measured vegetation coverage and diversity) and compliance with required performance criteria, a discussion of wildlife species' use of the restored and/or enhanced habitat area(s), and a list of proposed remedial measures to address non-compliance with any performance criteria. The site shall be monitored for five years or until the project applicant has been released from maintenance requirements by the LACDRP. Long-term preservation of the sites shall be outlined in the HMMP to ensure that the mitigation sites are not impacted by future development. A conservation easement and a performance bond shall be secured prior to implementation of the mitigation program. 			
<p>MM 5.2-8 The loss of foothill needlegrass grassland within the Impact area is considered to be a significant impact. Foothill needlegrass grassland shall be preserved, restored, or enhanced on site and/or off site at a ratio to be determined by the County of Los Angeles Department of Regional Planning (LACDRP). Habitat enhancement is the improvement of existing, disturbed native habitat areas through the removal of exotic plant species, the addition of native plants and/or seeds, or other measures. The ratio shall be no less than 2:1 for habitat restoration or preservation. The mitigation ratio for habitat enhancement shall depend on the initial quality of the habitat area</p>	Prior to issuance of grading permits, HMMP implementation shall begin no	Project Applicant, Future Developers, Construction Contractor,	County of Los Angeles Department of Regional Planning

Mitigation Measures	Monitoring Agency/Party	Responsible Agency/Party	Mitigation Timing
<p>to be enhanced, and would be determined by the project applicant and the LACDRP. The mitigation ratio shall also be no less than 6.5 acres of habitat preserved/restored per burrowing owl location impacted (individual or pair using the same burrows) or greater than 6.5 acres of habitat enhancement per burrowing owl location impacted, depending on the ratio applied to the enhancement site(s). Foothill needlegrass grassland habitat restoration/enhancement implementation shall begin not more than one year following project impacts to this habitat type. The project applicant shall develop a HMMP and shall submit it to the LACDRP for review and approval. The HMMP shall be developed by a qualified restoration ecologist, submitted for review and approval to the LACDRP prior to issuance of grading permits, and shall be implemented by a qualified restoration ecologist and a qualified restoration contractor (as defined below). The HMMP shall also provide mitigation for the loss of burrowing owl habitat; therefore, mitigation site selection criteria shall include the suitability of the potential site(s) for burrowing owl. Habitat restoration/enhancement shall consist of seeding of suitable foothill needlegrass grassland plant species. If it is ecologically appropriate for the selected mitigation site (e.g., soil type), Pearson's morning-glory will be incorporated into the restoration/enhancement palette. The Project Applicant shall implement the HMMP as approved by the LACDRP and according to its specified materials, methods, and performance criteria, which shall include the following items:</p> <ul style="list-style-type: none"> a. Responsibilities and Qualifications. The responsibilities and qualifications of the project applicant, ecological specialists, and restoration (landscape) contracting personnel who will implement the plan shall be specified. At a minimum, the HMMP shall specify that the ecological specialists and contractors have performed successful installation and long-term monitoring and maintenance of southern California native habitat mitigation/restoration programs, implemented under LACDRP mitigation measures or State and/or federal natural resource agency permit conditions. A successful program shall be defined as one that has been signed off on by the LACDRP and/or a State or federal natural resource agency. b. Performance Criteria. Mitigation performance criteria to be specified in the HMMP shall include native vegetation percent coverage and diversity (minimum), non-native vegetation percent coverage (maximum), and the cessation of mitigation a minimum of two years prior to eligibility for sign-off. The performance criteria shall reflect the habitat requirements for burrowing owl; i.e., grassland habitat with vegetation gaps or areas of lower vegetation coverages. The HMMP shall state that the establishment of burrowing owls, and/or special status plant species (e.g., Pearson's morning-glory), though not a requirement for site success, would be regarded by the LACDRP as a significant factor in considering eligibility for program sign-off. c. Site Selection. The mitigation sites shall be determined in coordination with the project applicant and the LACDRP. The site(s) shall be (1) located in dedicated open space areas, and shall be contiguous with other natural open space areas; (2) configured to provide maximum habitat values for burrowing owl and other wildlife species; e.g., opportunities for escape and refuge from stochastic events such as fire, flood, etc.; (3) consist of level or gently sloping terrain, soil types, and microhabitat conditions suitable for occupation by the burrowing owl as determined by a qualified Biologist; and (4) include, to the extent feasible, soil types and microhabitat conditions suitable for the special status plant species listed above. d. Seed Materials Procurement. At least two years prior to mitigation plant and seed installation, the Project Applicant or its consultants/contractors shall initiate collection of the native seed materials specified in the HMMP. All seed mixes shall be of local origin; i.e., collected within 30 miles, and within the same Watershed (Santa Clara River Watershed), as the selected restoration/enhancement site(s), to ensure genetic integrity. No seed materials of unknown or non-local geographic origin shall be used. Seed collection shall be prioritized according to habitat area, in the following order: (a) project impact 		and Qualified Restoration Ecologist	more than one year following project impacts to this habitat type

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>areas (highest priority); (b) other on-site habitat areas; and (c) off-site habitat areas (lowest priority), assuming availability of seed species in multiple locations.</p> <p>e. Wildlife Surveys and Protection. The HMMP shall specify any wildlife surveys (i.e., nesting bird surveys, focused/protocol surveys for special status species [e.g., burrowing owl]) and biological monitoring that are required to avoid adverse impacts to wildlife species during the performance of mitigation site preparation, installation, or maintenance tasks. Specifically, the HMMP shall specify the performance of wintering and breeding season surveys for burrowing owl, to determine the species' occupation of the mitigation site(s). The HMMP shall also describe potential restrictions on these tasks due to sensitive wildlife conditions on the mitigation site (e.g., suspension of these tasks during the nesting bird season, as defined in project permits).</p> <p>f. Site Preparation and Plant Materials Installation. Mitigation site preparation shall include (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) installation of protective fencing and/or signage (as needed); (c) initial trash and weed removal (outside the nesting bird season) and methods; (d) soil treatments, as needed (i.e., liming, de-compacting); (e) installation of erosion-control measures (i.e., fully natural/bio-degradable [not 'photo-degradable'] fiber roll); (f) temporary irrigation installation; (g) a minimum one-year preliminary weed abatement program (prior to the installation of native plant and seed materials)—including specification of approved herbicides; and (g) seed mix application. Mitigation site preparation and installation shall reflect the habitat requirements for burrowing owl, i.e., grassland habitat with vegetation gaps or areas of lower vegetation coverage.</p> <p>g. Schedule. An implementation schedule shall be developed that includes seeding to occur in late fall and early winter (i.e., between November 1 and December 31) and the frequency of long-term maintenance and monitoring activities (including the dates of annual quantitative surveys, as described below).</p> <p>h. Maintenance Program. The Maintenance Program shall include (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) maintenance of protective fencing and/or signage; (c) trash and weed removal—including specification of approved herbicides; (d) maintenance of erosion-control measures; (e) inspection/repairs of irrigation components; (f) application of remedial seed mixes (as needed); (g) herbivory control; and (h) removal of all non-vegetative materials (i.e., fencing, signage, irrigation components) upon project completion. Mitigation site preparation and installation shall reflect the habitat requirements for burrowing owl; i.e., grassland habitat with vegetation gaps or areas of lower vegetation coverage. The mitigation site shall be maintained for a period of five years to ensure successful foxtail needlegrass grassland habitat establishment within the restored/enhanced sites; however, the Project Applicant may request to be relieved from maintenance requirements by the LACDRP prior to five years if the mitigation program has achieved all performance criteria.</p> <p>i. Monitoring Program. The Monitoring Program shall include (a) quantitative monitoring (i.e., general habitat conditions, photo-documentation from established photo stations); (b) quantitative monitoring; (c) annual monitoring reports, which shall be submitted to the LACDRP for five years or until project completion; and (d) wildlife surveys and monitoring as described above. The annual monitoring reports shall include a detailed discussion of mitigation site performance (e.g., measured vegetation coverage and diversity) and compliance with required performance criteria, a discussion of wildlife species' use of the restored and/or enhanced habitat area(s), and a list of proposed remedial measures to address non-</p>			

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>compliance with any performance criteria. The site shall be monitored for five years or until the project applicant has been released from maintenance requirements by the LACDRP.</p> <p>j. Long-term preservation. Long-term preservation of the sites shall be outlined in the HMMP to ensure that the mitigation sites are not impacted by future development. A conservation easement and a performance bond shall be secured prior to implementation of the mitigation program.</p>			
<p>MM 5.2-9 A relocation program for western spadefoot toads shall be conducted prior to construction during the spring at the height of the breeding season for this species (February through May, or as determined by a qualified Biologist monitoring a known location of this species). A detailed methodology for this effort shall be reviewed by the CDFW and the LACDRP prior to implementation of the relocation program. Results of the relocation program shall be provided to the CDFW and the LACDRP.</p> <ul style="list-style-type: none"> Prior to implementing the Spadefoot Relocation Plan, a focused survey will be conducted within the prior appropriate season. If any additional ephemeral ponds are determined to be occupied besides those identified in recent surveys (i.e. 2015), the Spadefoot Relocation Plan will be modified to include replacement of the additional occupied pond as well as others. The intent of the Relocation Plan is to capture and relocate as many western spadefoot toads as possible. Western spadefoot toads shall be relocated on or off site to an area of suitable habitat, as reviewed by the CDFW and the LACDRP. The relocation site shall be of similar (or better) quality as the habitat within the project impact area where the western spadefoot toads are captured. If no suitable habitat is available for the relocation, suitable habitat shall be created. 	<p>Prior to construction activities in the spring during the breeding season</p>	<p>Project Applicant, Future Developers, Construction Contractor, and Qualified Biologist</p>	<p>California Department of Fish and Wildlife and County of Los Angeles Department of Regional Planning</p>
<p>MM 5.2-10 A Biological Monitor shall be on site during the all vegetation clearing activities and thereafter on an as-needed basis. The Biological Monitor will conduct a clearance sweep prior to clearing activities to minimize potential for special status reptile mortality. If feasible, special status reptiles will be removed from the disturbance area and relocated to suitable habitat in adjacent areas.</p>	<p>Prior to and during all vegetation clearing activities</p>	<p>Project Applicant, Future Developers, Construction Contractor, and Qualified Biologist</p>	<p>County of Los Angeles Department of Regional Planning</p>
<p>MM 5.2-11 Riparian vegetation shall be preserved, restored, or enhanced on site or off site at a ratio identified in the USACE and CDFW permits/agreements for the project. The ratio shall be no less than 2:1 for habitat restoration or preservation. Habitat enhancement is the improvement of existing, disturbed native habitat areas through the removal of exotic plant species, the addition of native plants and/or seeds, or other measures. The mitigation ratio for habitat enhancement shall depend on the initial quality of the habitat area to be enhanced, and would be determined by the Project Applicant, the USACE, the CDFW, and the LACDRP. Riparian habitat restoration/enhancement implementation shall begin not more than one year following project impacts to this habitat type. The Project Applicant shall develop a HMMP and shall submit it to the USACE, the CDFW, and the LACDRP for review and approval. The HMMP shall be developed by a qualified restoration ecologist and approved by the USACE, the CDFW, and the LACDRP prior to issuance of grading permits, and shall be implemented by a qualified restoration contractor (as defined below). Habitat restoration/enhancement will consist of seeding and/or installing container plants and cuttings of suitable riparian plant species. If it is ecologically appropriate for the selected mitigation site (e.g., soil types), spiny rush will be incorporated into the restoration/enhancement planting and/or seeding palette(s). The Project Applicant shall implement the HMMP as approved by the LACDRP and according to its specified materials, methods, and performance criteria, which shall include the following items:</p>	<p>Prior to issuance of grading permits, HMMP implementation shall begin no more than one year following project impacts to this habitat type</p>	<p>Project Applicant, Future Developers, Construction Contractor, and Qualified Restoration Ecologist</p>	<p>U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and County of Los Angeles Department of Regional Planning</p>

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>a. Responsibilities and Qualifications. The responsibilities and qualifications of the Project Applicant, ecological specialists, and restoration (landscape) contracting personnel who will implement the plan shall be specified. At a minimum, the HMMP shall specify that the ecological specialists and contractors have performed successful installation and long-term monitoring and maintenance of southern California native habitat mitigation/restoration programs, implemented under USACE and CDFW permit conditions. A successful program shall be defined as one that has been signed off on by the USACE and the CDFW.</p> <p>b. Performance Criteria. Mitigation performance criteria to be specified in the HMMP shall conform to USACE and CDFW permit conditions. The HMMP shall state that the use of the mitigation site by special status wildlife species (e.g., least Bell's vireo), though not a requirement for site success, would be regarded by the USACE, the CDFW, and the LACDRP, as a significant factor in considering eligibility for program sign-off.</p> <p>c. Site Selection. The mitigation sites shall be determined in coordination with the Project Applicant, the USACE, the CDFW, and the LACDRP. The site(s) shall be located in dedicated open space areas, and shall be contiguous with other natural open space areas.</p> <p>d. Seed Materials Procurement. At least two years prior to mitigation implementation, the Project Applicant or its consultants/contractors shall initiate collection of the native seed materials specified in the HMMP. All seed mixes shall be of local origin; i.e., collected within 30 miles, and within the same Watershed (Santa Clara River Watershed), as the selected restoration/enhancement site(s), to ensure genetic integrity. No seed materials of unknown or non-local geographic origin shall be used. Seed collection shall be prioritized according to habitat area, in the following order: (a) project impact areas (highest priority); (b) other on-site habitat areas; and (c) off-site habitat areas (lowest priority), assuming availability of seed species in multiple locations.</p> <p>e. Wildlife Surveys and Protection. The HMMP shall specify any wildlife surveys (i.e., nesting bird surveys, focused protocol surveys for special status species [e.g., least Bell's vireo]) and biological monitoring that are required to avoid adverse impacts to wildlife species during the performance of mitigation site preparation, installation, or maintenance tasks. The HMMP shall also describe potential restrictions on these tasks due to sensitive wildlife conditions on the mitigation site (e.g., suspension of these tasks during the nesting bird season, as defined in project permits).</p> <p>f. Site Preparation and Plant Materials Installation. Mitigation site preparation shall include (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) installation of protective fencing and/or signage (as needed); (c) initial trash and weed removal (outside the nesting bird season) and methods; (d) soil treatments, as needed (i.e., imprinting, decompacting); (e) installation of erosion-control measures (i.e., fully natural/bio-degradable [not 'photodegradable'] fabric); (f) application of salvaged native plant materials (i.e., coarse woody debris), as available and supervised by a biological monitor; (g) temporary irrigation installation; (h) a minimum one-year preliminary weed abatement program (prior to the installation of native plant and seed materials)—including specification of approved herbicides; (i) planting of container plant and cutting species; and (j) seed mix application.</p> <p>g. Schedule. An implementation schedule shall be developed that includes planning and seeding to occur in late fall and early winter (i.e., between November 1 and February 15) and the frequency of long-term maintenance and monitoring activities (including the dates of annual quantitative surveys, as described below).</p>			

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>h. Maintenance Program. The Maintenance Program shall include (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) maintenance of protective fencing and/or signage; (c) trash and weed removal—including specification of approved herbicides; (d) maintenance of erosion control measures; (e) inspection/repairs of irrigation components; (f) replacement of dead container plant and cuttings (as needed); (g) application of remedial seed mixes (as needed); (h) herbivory control; and (i) removal of all non-vegetative materials (i.e., fencing, signage, irrigation components) upon project completion. The mitigation site shall be maintained for a period of five years to ensure the successful sage scrub habitat establishment within the restored/enhanced sites; however, the Project Applicant may request to be released from maintenance requirements by the USACE, the CDFW, and the LACDRP prior to five years if the mitigation program has achieved all performance criteria.</p> <p>i. Monitoring Program. The Monitoring Program shall include (a) qualitative monitoring (i.e., general habitat conditions, photo-documentation from established photo stations); (b) quantitative monitoring (in conformance with the USACE 2015 Guidelines); and (c) annual monitoring reports, which shall be submitted to the USFWS, the CDFW, and the LACDRP for five years or until project completion; and (d) wildlife surveys and monitoring as described above. The annual monitoring reports shall include a detailed discussion of mitigation site performance (e.g., measured vegetation coverage and diversity) and compliance with required performance criteria, a discussion of wildlife species' use of the restored and/or enhanced habitat area(s), and a list of proposed remedial measures to address non-compliance with any performance criteria. The site shall be monitored for five years or until the Project Applicant has been released from maintenance requirements by the USACE, the CDFW, and the LACDRP.</p> <p>j. Long-term preservation. Long-term preservation of the sites shall be outlined in the HMMR to ensure that the mitigation sites are not impacted by future development. A conservation easement and a performance bond shall be secured prior to implementation of the mitigation program.</p>		Prior to the initiation of any grading and/or construction-related activity involving the disturbance and/or removal of vegetation associated with project implementation	Project Applicant, Future Developers, Construction Contractor, and Qualified Biologist
MM 5.2-12	Prior to the initiation of any grading and/or construction-related activity involving the disturbance and/or removal of vegetation associated with project implementation, the limits of disturbance shall be clearly defined and marked in the field using lath and flagging or orange snow fencing. The Biological Monitor shall review the limits of disturbance prior to initiation of construction activities. The Biological Monitor shall be on site during the initial vegetation clearing and thereafter on an as-needed basis to assist the Project Applicant with mitigation measure compliance and to provide guidance in avoiding and/or minimizing impacts to biological resources.	Prior to the initiation of any grading and/or construction-related activity involving the disturbance and/or removal of vegetation associated with project implementation	County of Los Angeles Department of Regional Planning
MM 5.2-13	The Project shall be conducted in compliance with the conditions set forth in the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code with methods approved by USFWS and CDFW to protect active bird/raptor nests. The nature of the Project requires that work would be initiated during the breeding season for nesting birds (March 15–September 15) and nesting raptors (February 1–June 30). LACFCD, in consultation with a qualified biologist, may employ bird exclusionary measures (e.g., mylar flagging) prior to the start of bird breeding season to minimize opportunities for birds to nest within established boundaries of the Project. In order to avoid direct impacts on active nests, a pre-construction survey shall be conducted by a qualified Biologist for nesting birds and/or raptors within 3 days prior to clearing of any vegetation or any work near existing structures (i.e., within 50 feet for nesting birds and within 500 feet for nesting raptors). If the Biologist does not find any active nests	Within 3 days prior to vegetation clearing activities or work near existing structures	California Department of Fish and Wildlife and County of Los Angeles Department of Regional Planning

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
If the Biologist finds an active nest within or immediately adjacent to the construction area and determines that the nest may be impacted or breeding activities substantially disrupted, the Biologist shall delineate an appropriate buffer zone around the nest depending on the sensitivity of the species and the nature of the construction activity. Typical nest buffers may be approximately 200 feet for song birds and 500 feet for raptors. Any nest found during survey efforts shall be mapped on the construction plans. The active nest shall be protected until nesting activity has ended. To protect any nest site, the following restrictions to construction activities shall be required until nests are no longer active, as determined by a qualified Biologist: (1) clearing Hmis shall be established within a buffer around any occupied nest, unless otherwise determined by a qualified Biologist and (2) access and surveying shall be restricted within the buffer of any occupied nest, unless otherwise determined by a qualified Biologist. Encroachment into the buffer area around a known nest shall only be allowed if the Biologist determines that the proposed activity would not disturb the nest occupants. Construction can proceed when the qualified Biologist has determined that fledglings have left the nest or the nest has failed.			
Burrowing owls are raptors that use burrows for wintering and nesting (during the raptor breeding season). If a wintering burrow is observed during the non-nesting season, the burrow will be monitored by a qualified Biologist and, when the raptor is away from the burrow, the burrow will be removed (or the burrow closed) so raptors cannot return to the burrow. The qualified Biologist will supervise the removal of the burrow.	Prior to grading and/or construction related activities involving the disturbance and/or removal of potentially suitable burrowing owl habitat	Project Applicant, Construction Contractor, and Qualified Biologist	County of Los Angeles Department of Regional Planning
MM 5.2-14 Prior to the initiation of any grading and/or construction-related activity involving the disturbance and/or removal of potentially suitable wintering burrowing owl habitat, the area shall be assessed. If the habitat assessment concludes that the area lacks potentially suitable burrowing owl burrows, no additional action is required. However, if potentially suitable burrows are located in the assessment area, any burrows that may be impacted by the project will be replaced with artificial burrows within on-site or off-site (if applicable) preserved areas with potentially suitable burrowing owl habitat.	Prior to grading and/or construction related activities involving the disturbance and/or removal of potentially suitable wintering owl habitat	Project Applicant, Construction Contractor, and Qualified Biologist	U.S. Fish and Wildlife Service and County of Los Angeles Department of Regional Planning
MM 5.2-15 Due to the close proximity of occupied habitat of a federally listed California gnatcatcher, the Project shall not commence without consultation with the USFWS due to the potential for take per the FESA. The consultation will occur within the framework of Section 7 through the USACE regulatory permitting process. If required by the USFWS, a Biological Assessment will be provided to support the Service's Biological Opinion.	Prior to the initiation of any grading and/or construction-related activity	Project Applicant and Future Developers	U.S. Fish and Wildlife Service and County of Los Angeles Department of Regional Planning
MM 5.2-16 To limit the amount of operational noise (i.e., from residents) to surrounding natural open space areas, a 100-foot buffer within the fuel-modification zone shall be planted along the boundary of developed land uses with plant species to be reviewed and approved by the Los Angeles County Fire Department and the LACDRP Biologist. The vegetation within the transition zone buffer will block sound waves and screen noise from the adjacent development so that the amount of indirect noise reaching the wildlife habitat would be reduced. Landscaping in	Prior to the initiation of any grading and/or construction-related activity	Project Applicant, Future Developers, and	Los Angeles County Fire Department and County of Los Angeles

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
areas adjacent to natural open space shall use species native to the project region that are considered fire-retardant (e.g., toyon [<i>Heteromeles arbutifolia</i>]). The Planting Plan shall be submitted to the Los Angeles County Fire Department and LACDRP Biologist for review and approval prior to issuance of a building permit.	Prior to the issuance of building permits	Construction Contractor	Department of Regional Planning
MM 5.2-17 Prior to the issuance of building permits, a Lighting Plan for the subject tract shall be submitted to the LACDRP for review and approval to demonstrate that lighting from the proposed project shall be directed away from natural open space areas and any proposed biological resources mitigation sites. Land uses with high-intensity lighting shall be relocated within the development to areas away from natural open space.	Prior to the issuance of building permits	Project Applicant and Future Developers	County of Los Angeles, Department of Regional Planning
MM 5.2-18 To limit the amount of human disturbance to surrounding natural open space areas, a Fencing Plan to deter project occupants from entering the natural areas shall be prepared by the project developer and implemented. The Fencing Plan shall include provisions for signs and wildlife friendly split-rail fencing to direct residents to keep out of sensitive natural open spaces and revegetation and/or mitigation areas.	Prior to the initiation of any grading and/or construction-related activity and throughout Project operation	Project Applicant, Future Developers and Construction Contractor	Los Angeles County Fire Department and County of Los Angeles, Department of Regional Planning
In areas bordering natural open space and fuel-modification zones, the Landscape Plan shall reflect a transition zone designed to buffer natural habitats from developed areas and proposed fencing. This transition zone should reduce impacts associated with invasion by introduced species and should help buffer human activity adjacent to the wildlife habitat. Landscaping in areas adjacent to natural open space shall use species native to the project region (e.g., toyon) and be consistent with guidelines from the Los Angeles County Fire Department.			
MM 5.2-19 Landscaping designs shall be submitted to LACDRP for review and approval by a qualified Biologist. The review shall ensure that no invasive, exotic plant species are used in any proposed landscaping and that suitable substitutes are proposed. Only native species from the Santa Clarita Valley region shall be used in landscaping along the project boundaries adjacent to open space.	Prior to approval of landscape plans	Project Applicant and Future Developers	County of Los Angeles, Department of Regional Planning
MM 5.2-20 Prior to the initiation of any grading and/or construction-related activity involving the disturbance and/or removal of potentially suitable bat roosting habitat, namely rocky outcrops or trees, a qualified Biologist shall conduct a pre-construction bat habitat assessment of the potential habitat marked for removal. Potential for roosting will be categorized by (1) potential for solitary roost sites and (2) potential for colonial roost sites (i.e., ten bats or more). If the potential for colonial roosting is determined, CDFW will be consulted and those rocky outcrops or trees shall not be removed during the bat maternity roost season (March 1 to July 31). Trees potentially supporting colonial roosts outside the maternity roost season and trees potentially supporting solitary roosts may be removed via a two-step removal process whereby, at the direction of the Biologist, some level of disturbance (such as trimming of lower branches of trees) is applied to the habitat on the day prior to removal to allow bats to escape during the darker hours. In the case of a tree, it shall be removed the following day (i.e., there shall be no less or more than one night between initial disturbance and the grading or tree removal). Rock outcrops potentially supporting colonial roosts outside the maternity roost season and rock outcrops potentially supporting solitary roosts may be fitted with a bat exclusionary device, at the entry location, whereby bats are allowed to leave the structure but unable to return. The structure can be demolished the following day. In addition, the habitat replacement requirements of other Mitigation Measures further reduced the impact to bats through the preservation, enhancement, restoration and/or creation of impacted vegetation which shall be generally suitable for impaled bat species. Prior to disturbance of any roosting habitat, a Bat Relocation Monitoring Plan (BRMP) shall be submitted and approved by the CDFW and the LADRP. The BRMP shall include, at a minimum, the following discussion items: (1) species of bats present onsite, (2) habitat uses of the site (i.e., roosting, hibernating, etc.) (3) roosting habitat replacement feature guidelines, (4) construction monitoring guidelines, (5) habitat replacement feature monitoring, and (6) reporting requirements. Reporting shall occur annually to LADRP and CDFW. The BRMPs will be submitted annually for five years or until performance standards are met.	Prior to the initiation of any grading and/or construction-related activity involving the disturbance and/or removal of potentially suitable bat roosting habitat	Project Applicant, Future Developers and Qualified Biologist	County of Los Angeles, Department of Regional Planning

	Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
MM 5.2-21	Prior to the issuance of a grading permit, the project applicant will apply for coverage under the State Water Resources Control Board's General Permit for Storm Water Discharge Associated with Construction Activity (Construction Activities General NPDES Permit) and will comply with all the provisions of the permit, including the development of a Storm Water Pollution Prevention Plan, which includes provisions for the implementation of Best Management Practices and erosion control measures. Best Management Practices will include both structural and non-structural measures. The purpose of this mitigation measure is to ensure that site runoff does not adversely affect downstream biological resources including Castaic Lake, Castaic Creek, and the Santa Clara River.	Prior to the issuance of a grading permit	Project Applicant	State Water Resources Control Board
Cultural Resources (Section 5.3 of the Draft SEIR)				
	Mitigation Measures			
MM 5.3-1	If human remains are encountered during a public or private construction activity, other than at a cemetery, State Health and Safety Code 7050.5 states that no further disturbance shall occur until the Los Angeles County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The Los Angeles County Coroner must be notified within 24 hours. If the coroner determines that the burial is not historic, but prehistoric, the Native American Heritage Commission (NAHC) must be contacted to determine the most likely descendant (MLD) for this area. The MLD may become involved with the disposition of the burial following scientific analysis. (SCVAP 2012 EIR MM 3.8.7)	During grading and earth disturbance activities	Project Applicant and Construction Contractor	Los Angeles County Coroner and Native American Heritage Commission
MM 5.3-2	In the unlikely event that artifacts are found during grading within the County's Planning Area or future roadway extensions, an archaeologist will be notified to stabilize, recover, and evaluate such finds. (SCVAP 2012 EIR MM 3.8.3)	During grading and earth disturbance activities	Project Applicant, Construction Contractor, and Qualified Archaeologist	County of Los Angeles Department of Regional Planning
MM 5.3-3	For archaeological sites accidentally discovered during future construction, there shall be an immediate evaluation of the find by a qualified archaeologist. If the find is determined to be a historical or unique archaeological resource, as defined under CEQA, contingency funding and a time allotment sufficient to allow for implementation of avoidance measures or appropriate mitigation shall be provided. Construction work may continue on other parts of the construction site while historical/archeological mitigation takes place, pursuant to Public Resources Code Section 21083.2(l). (SCVAP 2012 EIR MM 3.8.5)	During grading and earth disturbance activities	Project Applicant, Construction Contractor, and Qualified Archaeologist	County of Los Angeles Department of Regional Planning
MM 5.3-4	During grading activities, in the unlikely event that artifacts are found during grading within the Project site, a paleontologist will be notified to stabilize, recover, and evaluate such finds. (SCVAP 2012 EIR MM 3.8.6, modified)	During grading and earth disturbance activities	Project Applicant, Construction Contractor, and Qualified Paleontologist	County of Los Angeles Department of Regional Planning
MM 5.3-5	Avoidance is the preferred treatment for cultural resources. Where feasible, project plans shall be developed to allow avoidance of cultural resources. Where avoidance of construction impacts is possible, covering of the cultural resource site with a layer of chemically stable soil and avoidance planting (e.g., planting of prickly pear cactus) shall be employed to ensure that indirect impacts from increased public availability to the site are avoided. Where avoidance is selected, cultural resource sites shall be deeded into permanent conservation easements or dedicated open space. (SCVAP 2012 EIR MM 3.8.1)	During grading and earth disturbance activities	Project Applicant	County of Los Angeles Department of Regional Planning
MM 5.3-6	If avoidance and/or preservation of in place cultural resources is not possible, the following mitigation measures shall be initiated for each impacted site:	Prior to the issuance of a	Project Applicant and	County of Los Angeles

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>a. A participant-observer, as determined by the Native American Heritage Commission (NAHC), shall be used during archaeological testing or excavation in the project site.</p> <p>b. Prior to the issuance of a grading permit for the project, the project proponent shall develop a test level research design detailing how the cultural resource investigation shall be executed and providing specific research questions that shall be addressed through the excavation program. In particular, the testing program shall characterize the site constituents, horizontal and vertical extent, and, if possible, period of use. The testing program shall also address the California Register and National Register eligibility of the cultural resource and make recommendations as to the suitability of the resource for listing on either the California or National Register, execution of the Testing Program, to be ineligible for listing on either the California or National Register, execution of the Testing Program will suffice as mitigation of project impacts to this resource. (SCVAP 2012 EIR MM 3.8.2)</p>	grading permit and during grading and earth disturbance activities	Construction Contractors	Regional Park and Open Space District and Native American Heritage Commission
<p>MM 5.3-7 All Project-related ground-disturbing activities in native sediments shall be monitored by a qualified Archaeologist to reduce any archaeological resources impacts to a level considered less than significant. The construction monitoring program shall be preceded by a pre-grade meeting in the field in which the Project Archaeologist shall explain the procedures necessary to protect and safely remove potentially significant archaeological resources, and shall establish procedures for monitoring based on the sensitivity of the sediments being graded, schedule, and other information received from the applicant. If potential cultural sites are identified during construction-related ground disturbances, all work in that location shall cease or be immediately diverted until the qualified archaeologist has evaluated the nature and significance of the find. The Project Applicant shall then be notified if the materials are believed to be potentially significant, and the archaeologist may recommend further study and mitigation to the satisfaction of LACDRP.</p>	Prior to the issuance of a grading permit and during grading and earth disturbance activities	Project Applicant, Construction Contractors, and Qualified Archaeologist	County of Los Angeles Department of Regional Planning
<p>MM 5.3-8 At such time when the Project Archaeologist is on-site for monitoring activities, a qualified Native American Tribal Monitor shall be notified and invited to observe ground-disturbing activities. The Native American Tribal Monitor shall coordinate with the Project Archaeologist and provide input regarding potential resources or cultural sites. Should any resources be discovered, the procedures set forth in MM 5.3-2 shall be followed.</p>	Prior to the issuance of a grading permit and during grading and earth disturbance activities	Project Applicant, Construction Contractors	County of Los Angeles Department of Regional Planning and Native American Heritage Commission
<p>MM 5.3-9 All Project-related ground-disturbing activities in paleontologically sensitive sediments shall be monitored by a qualified Paleontologist to reduce any impacts to non-renewable fossil resources to a level considered less than significant. The construction monitoring program shall be preceded by a pre-grade meeting in the field in which the Project Paleontologist shall explain the procedures necessary to protect and safely remove potentially significant fossil materials for study and curation at the Natural History Museum of Los Angeles County, and shall establish procedures for monitoring based on the sensitivity of the sediments being graded, schedule, and other information received from the applicant. If potential paleontological sites are identified during construction-related ground disturbances, all work in that location shall cease or be immediately diverted until the qualified paleontologist has evaluated the nature and significance of the find. The Project Proponent will then be notified if the materials are believed to be potentially significant, and the paleontologist may recommend further study and mitigation to the satisfaction of LACDRP.</p>	Prior to the issuance of a grading permit and during grading and earth disturbance activities	Project Applicant, Construction Contractors, and Qualified Paleontologist	County of Los Angeles Department of Regional Planning

Energy (Section 5.4 of the Draft SEIR)

Mitigation Measures

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
MM 5.4-1	The County shall review all development plans to guarantee that energy conservation and efficiency standards of Title 24 are met and are incorporated into the design of the proposed project prior to approval. (SCVAP 2012 EIR MM 3.17-7)	Prior to approval of development plans	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.4-2	The County shall review all development proposals to guarantee that sufficient energy resources and facilities are available to supply adequate energy to the proposed project and associated uses prior to approval. (SCVAP 2012 EIR MM 3.17-6)	Prior to approval of development plans	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
Greenhouse Gas Emissions (Section 5.7 of the Draft SEIR)				
	Mitigation Measures			
MM 5.7-1	Prior to the issuance of building permits, the applicant shall provide evidence of green building practices and design elements that reduce GHG emissions, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards. (SCVAP MM 3.4-1)	Prior to the issuance of building permits	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.7-2	Prior to the issuance of building permits, the applicant shall provide evidence of energy-efficient designs, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards, such as those found in the Leadership in Energy and Environmental Design ("LEED") Green Building Ratings and/or comply with Title 24, Part 11, the California Green Building Standards Code. (SCVAP MM 3.4-2)	Prior to the issuance of building permits	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.7-3	Prior to the issuance of building permits, the applicant shall provide evidence of energy efficient lighting, heating and cooling systems, appliances, equipment, and control systems, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards. (SCVAP MM 3.4-3)	Prior to the issuance of building permits	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.7-4	Prior to the issuance of building permits, the applicant shall provide evidence of light colored "cool" roofs and cool pavements, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards. (SCVAP MM 3.4-4)	Prior to the issuance of building permits	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.7-5	Prior to the issuance of building permits, the applicant shall provide evidence of efficient lighting (including LEDs) for traffic, street, and other outdoor lighting purposes, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards. (SCVAP MM 3.4-5)	Prior to the issuance of building permits	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.7-6	Prior to the issuance of building permits, the applicant shall provide evidence of efficient pumps and motors for pools and spas, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards. (SCVAP MM 3.4-6)	Prior to the issuance of building permits	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
MM 5.7-7	Prior to the issuance of building permits, the applicant shall provide evidence of the ability to install solar, and solar hot water heaters, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards. (SCVAP MM 3.4-7)	Prior to the issuance of building permits	Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.7-8	Prior to the issuance of building permits for, the applicant shall provide evidence of water-efficient landscapes, In accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards. (SCVAP MM 3.4-8)	Prior to the issuance of building permits	Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.7-9	Prior to the issuance of building permits, the applicant shall provide evidence of water efficient irrigation systems and devices, such as soil-based irrigation controls and use water-efficient irrigation methods, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards. (SCVAP MM 3.4-9)	Prior to the issuance of building permits	Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.7-10	Prior to the issuance of building permits, the applicant or their contractor shall submit a site construction management plan for the reuse and recycle construction and demolition (including soil, vegetation, concrete, lumber, metal, and cardboard) to the Department of Public Works for review and approval in accordance with the requirements of the ordinances developed pursuant to the County's Green Building Program and other applicable State and County standards. (SCVAP MM 3.4-10)	Prior to the issuance of building permits	Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.7-11	Prior to the issuance of building permits, the applicant shall provide evidence of reuse and recycling receptacles in residential, industrial, and commercial projects, in accordance with the requirements of the ordinances developed pursuant to the County's Green Building Program and other applicable State and County standards. (SCVAP MM 3.4-11)	Prior to the issuance of building permits	Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.7-12	Prior to the issuance of building permits, the applicant shall provide evidence of consistency with "smart growth" principles to reduce GHG emissions (i.e., ensure mixed-use, infill and higher density projects provide alternatives to individual vehicle travel and promote efficient delivery of goods and services). (SCVAP MM 3.4-12)	Prior to the issuance of building permits	Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.7-13	Prior to Implementing project approval, the applicant shall preserve existing trees, to the extent feasible and consistent with mitigation measures, encourage the planting of new trees consistent with the final landscape palette, and create open space where feasible. (SCVAP MM 3.4-13)	Prior to implementing project approval	Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.7-14	Prior to the issuance of each residential occupancy permit, the Applicant or successor developer shall submit for approval to the County the plan for the applicable future homeowners association(s) to provide educational information to each homeowner on (1) water conservation; (2) energy conservation, including the use of energy-efficient lighting and the lighting of outdoor lighting; (3) the capabilities of buildings to support solar electricity generation and/or solar water heating; (4) mobile source emission reduction techniques, such as use of	Prior to the issuance of each residential occupancy permit	Applicant and Future Developers	County of Los Angeles Department of Regional Planning

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
alternative modes of transportation and zero- or low-emission vehicles; (5) the use of solar heating, automatic covers, and efficient pumps and motors for pools and spas; and (6) recycling to all homeowners prior to individual purchase of property and again annually.			
MM 5.7-15 Prior to the issuance of each nonresidential occupancy permit, the Applicant or successor developer shall submit for approval to the County the plan to provide educational information to each owner or tenant on (1) water conservation; (2) energy conservation, including the use of energy-efficient lighting and the limiting of outdoor lighting; (3) the capabilities of buildings to support solar electricity generation and/or solar water heating; (4) mobile source emission reduction techniques, such as use of alternative modes of transportation and zero- or low-emission vehicles; and (5) recycling to all homeowners prior to individual purchase of property and again annually.	Prior to the issuance of each nonresidential occupancy permit	Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.7-16 Prior to the issuance of each grading and building permit, the applicant/developer shall require in contract specifications, that contractors set goals to limit unnecessary construction equipment idling to 3 minutes and include methods to encourage equipment operators to achieve the 3-minute goal.	Prior to the issuance of each grading and building permit	Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.7-17 Prior to the issue of the occupancy permit for the 1,000 th residential unit, the master developer shall provide the County with plans for a weekly farmers' market to be sponsored by the homeowners' association or similar entity.	Prior to the issue of the occupancy permit for the 1,000 th residential unit,	Applicant and Future Developers	County of Los Angeles Department of Regional Planning
Hydrology Water Quality (Section 5.8 of the Draft SEIR)			
Mitigation Measures			
MM 5.8-1 The Project will develop and implement an Integrated Pest Management Plan as a mitigation measure in accordance with the integrated pest management and pesticide and fertilizer application guidelines established by the University of California Division of Agriculture and Natural Resources Statewide Integrated Pest Management Program (http://www.ipm.ucdavis.edu/). The IPM Plan, which will serve to control nutrients and reduce pesticide use, will include the following components:			
1. Roles and responsibilities. The IPM Plan will identify the key decision makers in the program, other key roles (such as the person responsible for recordkeeping), and the program funding mechanisms.	Prior to issuance of occupancy permits and throughout Project operation	Construction Contractor, Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
2. Pest identification. The IPM Plan will identify plant species and potential pests for these plant species. The Plan shall provide references to resources (e.g., existing field manuals) and identify tools (e.g., hand lens) that can be used to facilitate identification.			
3. Practices to prevent pest incidence and reduce pest buildup. The IPM Plan will include a list of acceptable management strategies for each potential pest. For example, effective practices include modifying landscaping to be less conducive to pest survival, using pest-resistant plant varieties, using mulch to suppress weeds, encouraging naturally occurring biological controls, educating the public to be more tolerant of pests, removing pests mechanically or with barriers and traps, developing a list of pesticides that are less toxic to the environment, and developing formulations that will control the pest if other methods are not successful.			
4. Monitoring to examine vegetation and surrounding areas for pests to evaluate trends and to identify when controls are needed. The IPM Plan will establish monitoring guidelines for the potential pests and			

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>beneficial insects. Monitoring procedures shall include regular visual inspections or checking with traps and methods to quantify observations. The monitoring program shall be used to evaluate when pests may become intolerable and to evaluate the level of effectiveness of controls.</p> <p>5. Establishment of action thresholds that trigger control actions. The IPM Plan will establish injury levels and action thresholds for each potential pest that is listed in the plan. The injury level is the number of pests associated with intolerable damage. Action thresholds are the set of conditions required to trigger a control action, usually pesticide application.</p> <p>6. Pest control methods. The IPM Plan will describe cultural, mechanical, environmental, and biological pest control methods and shall list pesticides authorized for use and the Safety Data Sheets for each pesticide. The Plan will include specific criteria for selecting pest management methods, for example, those that are least disruptive to natural controls and least damaging to water quality, and procedures for evaluating the effectiveness of the control method.</p> <p>7. Fertilizer management. The IPM Plan will describe soil assessment techniques, fertilizer types, application methods, and proper storage and handling of fertilizers.</p> <p>8. Pesticide management. The IPM Plan will discuss pesticide safety (e.g., Material Safety Data Sheets, precautionary statements, and protective equipment); regulatory requirements; spill mitigation; groundwater and surface water protection measures associated with pesticide use; and pesticide applicator certifications, licenses, and training (i.e., all pesticide applicators must be certified by the California Department of Pesticide Regulation). The IPM Plan will include a pesticide application guidelines/checklist. For example, the application equipment must be calibrated correctly and written records must be kept of any pesticide application.</p> <p>9. Irrigation management. The IPM Plan will describe the low volume water approaches to landscape irrigation, such as drip type and sprinkler systems with SMART controllers, and shall also describe the training to be provided to landscape crews that will focus on applying water only when needed to enhance plant root growth, managing irrigation to avoid conditions conducive to disease development, and minimizing runoff containing pollutants.</p> <p>10. Record keeping. The IPM Plan will describe the records that will be maintained for program implementation, including pest identification and monitoring results, when and where various pest suppression techniques were implemented, pesticide application records, observed side effects of the treatment on non-target species, and public complaints and positive feedback received.</p> <p>11. Training. The IPM Plan will describe continuing education of pest management personnel.</p> <p>12. Effectiveness evaluation. The IPM Plan will describe the methods to be used to evaluate the overall effectiveness of the program and the schedule for reviewing the Plan to incorporate new IPM technology.</p>			
<p>Noise (Section 5.10 of the Draft SER)</p> <p>Mitigation Measures</p> <p>MM 5.10-1 Maintain adequate buffer distances from nearby residences to freeways, high traffic volume roads, railroads, airports, manufacturing facilities, industrial facilities, mining centers and other existing processing plants where the public may be affected by noise. (SCVAP MM 3.18-2)</p>		<p>Prior to issuance of grading permits and building permits</p> <p>Project Applicant and Future Developers</p>	<p>County of Los Angeles Department of Regional Planning</p>

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party					
MM 5.10-2	Sound barriers should be required of the owners of the proposed sensitive land uses adjacent to high noise sources, to protect the public from significant noise impacts. (SCVAP MM 3.18-4)	Prior to issuance of grading permits and building permits	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning					
MM 5.10-3	The placement of telecommunication towers and antennas power boxes should comply with noise ordinances. All related equipment should be rated not to exceed 45 dB(A) at any residential property line. (SCVAP MM 3.18-6)	Prior to approval of utility plans	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning					
MM 5.10-4	<p>Prior to the issuance of each permit for clearing, grading, or building within 500 feet of existing residences or the Northlake Elementary School, the Developer shall demonstrate that the construction plans or specifications include the following noise-abatement and control measures. This measure applies to all phases of construction.</p> <ul style="list-style-type: none"> All construction equipment, including internal combustion engines and stationary equipment (used for construction purposes) shall be equipped with noise-reducing features such as, but not limited to, improved mufflers, intake silencers, ducts, engine enclosures, and acoustical shields or shrouds. Stationary sources located within 450 feet of the Northlake Elementary School or off-site residences shall have noise abatement, such as engine enclosures or placed behind barriers, to limit the noise level at the sensitive receptor to 60 dB(A) L_{eq} or less. Stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. On-site and off-site construction haul routes shall be designed to avoid noise-sensitive uses, as feasible. Equipment and material staging areas and equipment maintenance areas shall be located at least 500 feet from sensitive noise receivers, if feasible. 	<p>Prior to the issuance of each permit for clearing, grading, or building within 500 feet of existing residences or the Northlake Elementary School, the Developer shall demonstrate that the construction plans or specifications include the following noise-abatement and control measures. This measure applies to all phases of construction.</p> <ul style="list-style-type: none"> All construction equipment, including internal combustion engines and stationary equipment (used for construction purposes) shall be equipped with noise-reducing features such as, but not limited to, improved mufflers, intake silencers, ducts, engine enclosures, and acoustical shields or shrouds. Stationary sources located within 450 feet of the Northlake Elementary School or off-site residences shall have noise abatement, such as engine enclosures or placed behind barriers, to limit the noise level at the sensitive receptor to 60 dB(A) L_{eq} or less. Stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. On-site and off-site construction haul routes shall be designed to avoid noise-sensitive uses, as feasible. 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This measure applies to all phases of construction.</p> <ul style="list-style-type: none"> All construction equipment, including internal combustion engines and stationary equipment (used for construction purposes) shall be equipped with noise-reducing features such as, but not limited to, improved mufflers, intake silencers, ducts, engine enclosures, and acoustical shields or shrouds. Stationary sources located within 450 feet of the Northlake Elementary School or off-site residences shall have noise abatement, such as engine enclosures or placed behind barriers, to limit the noise level at the sensitive receptor to 60 dB(A) L_{eq} or less. Stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. On-site and off-site construction haul routes shall be designed to avoid noise-sensitive uses, as feasible. Equipment and material staging areas and equipment maintenance areas shall be located at least 500 feet from sensitive noise receivers, if feasible. 	<p>Prior to initiation of any construction activity within 750 feet of the Northlake Elementary School</p>	<p>Prior to initiation of any construction activity within 750 feet of the Northlake Elementary School</p>	<p>Prior to initiation of any construction activity within 750 feet of the Northlake Elementary School</p>	<p>Prior to issuance of a building permit for each industrial and commercial land use</p>	<p>Prior to issuance of a building permit for each industrial and commercial land use</p>
MM 5.10-5	To the extent feasible, intensive noise activity (e.g., operation of earth moving equipment) within 750 feet of the Northlake Elementary School shall be scheduled to occur when classroom instruction is not scheduled. If grading or similar construction activity within 150 feet of the school is to occur for longer than one day while school is in session, the Developer shall install a temporary noise barrier between the construction area and the school. The barrier shall be 12 feet high and solid from the ground to the top. The barrier shall be constructed with plywood that is at least ½ inch thick or with another material that creates a noise transmission loss of at least 20 dBA. The barrier shall be located to break the line of sight between the school and the construction area. Where feasible, the barrier shall remain in place until the completion of construction near the school. This measure applies to all phases of construction.			County of Los Angeles Department of Regional Planning					
MM 5.10-6	If grading or similar construction activity within 150 feet of off-site residences is to occur for longer than one day, the Developer shall install a temporary noise barrier between the construction area and the residences. The barrier shall be 12 feet high and solid from the ground to the top. The barrier shall be constructed with plywood that is at least ½ inch thick or with another material that creates a noise transmission loss of at least 20 dBA. The barrier shall be located to break the line of sight between the residences and the construction area. Where feasible, the barrier shall remain in place until the completion of construction near the residences. This measure applies to all phases of construction.			County of Los Angeles Department of Regional Planning					

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
MM 5.10-7 Prior to issuing of a building permit for each industrial and commercial land use, the Developer shall submit a noise analysis to the County demonstrating that projected noise levels from stationary sources, vehicle activity, loading docks, and similar sources will not exceed the exterior noise standards of Section 12.08.380 of the County Code. For purposes of this MM, school use shall be considered as a residential use (Zone II) in the County Code. The noise analysis shall, to the extent feasible, be cumulative, considering not only the noise generated by the proposed development but also noise generated by adjacent and nearby stationary sources. Where the adjacent properties have not been developed, the analysis should show that the noise level from the proposed development would be far enough below the standard to allow a reasonable increment for future noise sources without exceeding the standard.	Prior to issuance of a building permit for each industrial and commercial land use	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.10-8 Prior to issuing of a building permit for each multi-family residential use, the Developer shall submit a noise analysis to the County demonstrating that projected air conditioning and refrigeration equipment noise levels would be exceed the standards of Section 12.08.530 of the County Code.	Prior to issuance of a building permit for each multi-family residential use	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.10-9 Prior to issuing of building permits for single family and duplex residences adjacent to Ridge Route, Northlake Boulevard, A Street, B Street, or E Street, and for multi-family residences adjacent to Ridge Route Road and Northlake Boulevard, the Developer shall submit a noise analysis to the County demonstrating that projected exterior noise levels at areas where residents would reasonably be expected to spend more than one hour, such as back yards, would not exceed 60 dBA CNEL for single family and duplex residences and 65 dBA CNEL for multi-family residences. This standard is based on the California Land Use Compatibility Guidelines. Noise abatement may be achieved by setbacks, berms, and walls. The noise analysis shall also demonstrate that interior noise levels in all habitable rooms would of duplexes and multi-family residences would not exceed 45 dBA CNEL, as required by the California Building Code.	Prior to issuance of building permits for single family and duplex residences adjacent to Ridge Route, Northlake Boulevard, A Street, B Street, or E Street, and for multi-family residences adjacent to Ridge Route Road and Northlake Boulevard	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.10-10 Prior to issuing of building permits for commercial land uses adjacent to Ridge Route Road, the Developer shall submit a noise analysis to the County demonstrating that projected exterior noise levels at areas where patrons would reasonably be expected to spend more than one hour, such as outdoor restaurant seating, would not exceed 70 dBA CNEL.	Prior to issuance of building permits for commercial land uses adjacent to Ridge Route Road	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.10-11 Prior to the issuance of each grading permit, the Developer shall submit plans and/or specifications to the County demonstrating that site preparation and grading within 265 feet of a residence or the NorthLake Elementary	Prior to the issuance of	Project Applicant and	County of Los Angeles

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
School shall be performed with equipment that will not cause a vibration exceeding 0.01 peak particle velocity (ppv) inch per second (in/sec).	each grading permit	Future Developers	Department of Regional Planning
MM 5.10-12 If blasting is required, the Applicant or its contractor shall hire a certified blasting expert to develop a blasting program to be approved by the County Department of Public Works. The program shall include but not be limited to the following elements: <ul style="list-style-type: none"> Design the blast to limit noise and vibration at any residence or the NorthLake Elementary School to the limits recommended by the Office of Surface Mining Reclamation and Enforcement or similarly recognized authority. Based on the blasting locations, define an impact area where noise and vibration impacts are anticipated to be distinctly perceptible. Inform all homeowners and tenants in the impact area of the Project, the planned blasting program, and the anticipated noise and vibration impacts. In addition to printed literature, have a public meeting. Provide a contact for homeowners for pre- and post-blast questions. Use blast signals to notify residents prior to each blast. Monitor blasts to verify noise and vibration levels at the nearest receptor(s). 	Prior to commencement of any blasting activities	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.10-A With concurrence from the Castaic Union School District, the Applicant will construct a minimum 3-foot thick sound wall along the eastern edge of the outdoor fields, a 6-foot high wall along the eastern edge of the school parking lot, and a 3-foot high wall along the western edge of Ridge Road north of the school parking lot to block noise from project-related traffic to the school playground and school buildings. The location of the proposed sound wall is shown in RPC Supplemental Package 4-5-1B Attachment B1.	Prior to issuance of grading permits and building permits	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.10-B During construction the Applicant will place a flagman at the campus during school hours to ensure school and construction traffic flow safely in the school vicinity.	During construction	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.10-C The Applicant will ensure that access to the campus is always preserved during construction.	Prior to the issuance of each grading permit	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
Public Services			
Mitigation Measures			
SCVAP MM 3.15-2 Concurrent with the issuance of building permits, the project applicant shall participate in the Developer Fee Program to the satisfaction of the County of Los Angeles Fire Department.	Concurrent with the issuance of building permits	Applicant	County of Los Angeles Fire Department
SCVAP MM 3.15-3 Adequate water availability shall be provided to service construction activities of any project to the satisfaction of the County of Los Angeles Fire Department.	Prior to approval of	Applicant	County of Los Angeles Fire Department

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party												
SCVAP MM 3.15-4 Development applicant(s) shall be required to pay the Los Angeles County Sheriff's established law enforcement facility fees for North Los Angeles County prior to issuance of a certificate of occupancy on any structure. The fees are for the acquisition and construction of public facilities to provide adequate service to the residents of the County's Planning Area.	development plans	Prior to approval of development application	County of Los Angeles Fire Department												
SCVAP MM 3.15-1 Project developers shall pay the current library fee at the time of building permit issuance (\$885.00 per residential unit for FY 2016-17) to the County of Los Angeles to offset the demand for library items and building square footage generated by the proposed project. The library mitigation payment shall be made on a building permit basis by the developer for residential projects.	Prior to issuance of building permits	Applicant and Future Developers	County of Los Angeles Department of Regional Planning												
Traffic, Access and Circulation (Section 5.11 of the Draft SEIR)															
Mitigation Measures															
MM 5.11-1 Prior to the issuance of building permits for Phase 2, the Project Applicant shall submit evidence to the County that the following intersection improvements have been or are being completed.															
<ul style="list-style-type: none"> • Ridge Route Road and Lake Hughes Road. Install traffic signal and include a southbound right-turn overlap phase. Restripe eastbound approach to include two left-turn lanes, one through lane and one right-turn lane. In the northbound direction, add one right-turn lane. In the westbound direction, add a dedicated right-turn lane. • I-5 Southbound On-Ramp and Parker Road. Reconstruct the bridge to four lanes. Install traffic signal. At the intersection, add one eastbound right-turn lane and two westbound left-turn lanes. • I-5 Northbound Off-Ramp and Ridge Route Road. Reconstruct the bridge to four lanes. Install traffic signal. At the intersection, add a second northbound right-turn lanes and add a second westbound through lane. 															
OFF-SITE MITIGATION MEASURES FOR PROJECT-SPECIFIC (EXISTING PLUS PROJECT) IMPACTS															
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Location</th> <th>Jurisdiction</th> <th>Mitigation</th> </tr> </thead> <tbody> <tr> <td>5. Ridge Route Rd and Lake Hughes Rd</td> <td>County</td> <td>Install traffic signal and include a southbound right-turn overlap phase. Restripe eastbound approach to include two left-turn lanes, one through lane and one right-turn lane. In the northbound direction, add one right-turn lane.¹</td> </tr> <tr> <td>7. I-5 SB On-Ramp and Parker Rd</td> <td>County/ Caltrans</td> <td>Reconstruct bridge to 4 lanes. Install Traffic Signal. At intersection add one eastbound right-turn lane and two westbound left-turn lanes.</td> </tr> <tr> <td>8. I-5 NB Off-Ramp and Ridge Route Rd</td> <td>County/ Caltrans</td> <td>Reconstruct bridge to 4 lanes. Install Traffic Signal. At intersection add a second northbound right-turn lane and add a second westbound through lane.</td> </tr> </tbody> </table>				Location	Jurisdiction	Mitigation	5. Ridge Route Rd and Lake Hughes Rd	County	Install traffic signal and include a southbound right-turn overlap phase. Restripe eastbound approach to include two left-turn lanes, one through lane and one right-turn lane. In the northbound direction, add one right-turn lane. ¹	7. I-5 SB On-Ramp and Parker Rd	County/ Caltrans	Reconstruct bridge to 4 lanes. Install Traffic Signal. At intersection add one eastbound right-turn lane and two westbound left-turn lanes.	8. I-5 NB Off-Ramp and Ridge Route Rd	County/ Caltrans	Reconstruct bridge to 4 lanes. Install Traffic Signal. At intersection add a second northbound right-turn lane and add a second westbound through lane.
Location	Jurisdiction	Mitigation													
5. Ridge Route Rd and Lake Hughes Rd	County	Install traffic signal and include a southbound right-turn overlap phase. Restripe eastbound approach to include two left-turn lanes, one through lane and one right-turn lane. In the northbound direction, add one right-turn lane. ¹													
7. I-5 SB On-Ramp and Parker Rd	County/ Caltrans	Reconstruct bridge to 4 lanes. Install Traffic Signal. At intersection add one eastbound right-turn lane and two westbound left-turn lanes.													
8. I-5 NB Off-Ramp and Ridge Route Rd	County/ Caltrans	Reconstruct bridge to 4 lanes. Install Traffic Signal. At intersection add a second northbound right-turn lane and add a second westbound through lane.													

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>¹ With the improvements described above, Ridge Route Road at Lake Hughes Intersection would be mitigated to a desirable LOS C (0.78), better than the LOS D threshold established in the Los Angeles County General Plan and the Santa Clarita Valley Area Plan, One Valley One Vision. However, the intersection would not be fully mitigated to the LOS C (0.74) threshold utilized in the County's Traffic Impact Analysis Guidelines. Improvements to fully mitigate the intersection to the LOS C threshold were considered, such as a southbound free-right turn lane; however, this was determined to not be geometrically feasible. Therefore, this impact would remain significant and unavoidable.</p> <p>I: Interstate; SB: southbound; NB: northbound.</p> <p>Source: Slantec 2016.</p>			
<p>NAM 5.11-2 Prior to issuance of a building permit and in compliance with the County's Castaic Bridge and Major Thoroughfare Construction Fee District, the Project Applicant shall pay their fee based on the per unit fee applicable at that time. These fees will be used to fund transportation projects throughout the County's Castaic Bridge and Major Thoroughfare District, including improvements required to mitigate impacts related to the NorthLake Specific Plan; however, the priority assigned to individual projects is at the County's discretion. After development of Phase 1, the Project Applicant shall be responsible for monitoring of traffic conditions at the six impacted intersections, beginning at the time of first occupancy, to determine the point at which the identified improvements for each intersection would be required. Monitoring shall be required at the following milestones: 1,000 dwelling units or 100,000 square feet of commercial development, 2,000 dwelling units or 200,000 square feet of commercial development, and 3,000 dwelling units or 300,000 square feet of commercial development. The monitoring requirement for each intersection shall cease upon construction of the required improvement or at full buildout of the NorthLake Specific Plan, whichever comes first. If these intersection improvements will not be constructed prior to the identified time, the Project Applicant shall implement these improvements subject to a fee credit from the County's Castaic Bridge and Thoroughfare District.</p>		<p>Prior to the issuance of building permit</p> <p>Project Applicant and Future Developers</p> <p>County of Los Angeles Department of Public Works</p>	

2028 WITH PROJECT OFF-SITE MITIGATION MEASURES FOR PROJECT AND CUMULATIVE IMPACTS

Location	Jurisdiction	Mitigation
1. The Old Rd and I-5 SB Ramps	County/ Caltrans	Install traffic signal with a northbound right-turn overlap phasing.
3. I-5 NB Ramps and Lake Hughes Rd	County/ Caltrans	Widen off ramp to add one left-turn lane and restripe center lane to a shared left/through/right turn lane.
5. Ridge Route Rd and Lake Hughes Rd	County	Install traffic signal and include southbound right-turn overlap phasing. Restripe eastbound approach to include two left-turn lanes, one through lane and one right-turn lane. In the northbound direction, add one right-turn lane. ¹
7. I-5 SB On-Ramp and Parker Rd	County/ Caltrans	Reconstruct bridge to 4 lanes. Install traffic signal. Eastbound lane configuration includes one through lane and one dedicated right-turn lane. In the westbound direction, two left-turn lanes and one through lane.
8. I-5 NB Off-Ramp and Ridge Route Rd	County/ Caltrans	Reconstruct bridge to 4 lanes. Install traffic signal. At intersection add a second northbound right-turn lane and add a second and third westbound through lane.

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>9. Castaic and Ridge Route Rd</p> <p>County</p> <p>Install traffic signal. Restrict northbound approach to include two left-turn lanes, one through lane, and one right-turn lane. In the eastbound direction, stripe a right-turn lane. Signal modification to include southbound right-turn overlap phasing.</p> <p>¹ With the improvements described above, Ridge Route Road at Lake Hughes intersection would be mitigated to a desirable LOS C (0.78), better than the LOS D threshold established in the Los Angeles County General Plan and the Santa Clarita Valley Area Plan. One Valley One Vision. However, the intersection would not be fully mitigated to the LOS C (0.74) threshold utilized in the County's Traffic Impact Analysis Guidelines. Improvements to fully mitigate the intersection to the LOS C threshold were considered, such as a southbound free-right turn lane; however, this was determined to not be geometrically feasible. Therefore, this impact would remain significant and unavoidable.</p> <p>1: Interstate; SB: southbound; NB: northbound. Source: Shantec 2016.</p>			
<p>MM 5.11-3 Prior to construction activities, the Project Applicant shall prepare and submit a detailed Construction Traffic Control Plan to the County of Los Angeles Department of Public Works for review and approval. The Construction Traffic Control Plan shall describe in detail safe detours and provide temporary traffic control during construction activities for the project. To reduce traffic congestion, the Plan shall include, as necessary, appropriate, and practicable, the following: temporary traffic controls (e.g., a flag person) during all phases of construction to maintain smooth traffic flow; dedicated turn lanes for movement of construction trucks and equipment on and off site; scheduling of construction activities that affect traffic flow on the arterial system to off-peak hours; consolidation of truck deliveries; rerouting of construction trucks away from congested streets or sensitive receptors; and/or signal synchronization to improve traffic flow.</p> <p>Utilities (Section 5.12 of the Draft SEIR)</p> <p>Mitigation Measures</p> <p>MM 5.12-1 The project applicant shall provide all onsite water system improvements and shall contribute to required new or upgraded existing offsite improvements to meet all water supply needs for the proposed development. (1992 SP EIR MM 4.12.1)</p>	Prior to the issuance of building permit	Project Applicant and Future Developers	County of Los Angeles Department of Public Works and Newhall County Water District
<p>MM 5.12-2 All water system improvements shall be sized at the water improvement plan check stage of development. (1992 SP EIR MM 4.12.2)</p>	Prior to approval of water improvement plan(s)	Project Applicant, Future Developers and Construction Contractor	County of Los Angeles Department of Public Works
<p>MM 5.12-3 Project connection fees would be deposited into a capital improvement fund to help pay for new facilities and expansion required by the Districts; (1992 SP EIR MM 4.9.3)</p>	Prior to connection to Los Angeles	Project Applicant	County of Los Angeles Department of

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
MM 5.12-4 Payment of the connection fees is required for issuance of a permit to connect the project to surrounding Los Angeles County Sanitation District facilities, if necessary. (1992 SP EIR MM 4.9.4)	Sanitation District facilities Prior to issuance of permit to connect the project to surrounding Los Angeles County Sanitation District facilities	Project Applicant Regional Planning and Los Angeles Sanitation Districts	County of Los Angeles Department of Regional Planning and Los Angeles County Sanitation District
MM 5.12-5 Routine testing of pre-discharge treated effluent should be conducted to monitor compliance with established water quality control limits. (1992 SP EIR MM 4.9.7)	During construction activities and Project operation	Project Applicant	County of Los Angeles Department of Regional Planning
MM 5.12-6 Prior to issuance of occupancy permits, the Project Applicant shall provide evidence to the County of payment of connection fees in compliance with the requirements of the Newhall County Water District.	Prior to issuance of occupancy permits	Project Applicant	County of Los Angeles Department of Regional Planning and Newhall County Water District
MM 5.12-7 Prior to connection to the Los Angeles County Sanitation District's wastewater system, the Project Applicant shall provide evidence of payment of the Santa Clarita Valley Sanitation District's Connection Fee Program.	Prior to connection to the Los Angeles County Sanitation District's wastewater system	Project Applicant	Los Angeles County Sanitation District and Santa Clarita Valley Sanitation District
MM 5.12-8 Prior to issuance of occupancy permits, the Project Applicant shall coordinate with the Los Angeles County Sanitation District to upsize the existing 12-inch VCP Castaic Trunk Sewer in Ridge Route Road (south of the intersection with Lake Hughes Road), as determined necessary by the LA County Sanitation District to accommodate future flow volumes.	Prior to the issuance of occupancy permits	Project Applicant	County of Los Angeles Department of Regional Planning and Los Angeles County

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
MM 5.12-8 Monitor growth, and coordinate with water districts as needed to ensure that long-range needs for potable and reclaimed water will be met. (SCVAP 2012 EIR MM 3.13.3)	Prior to approval of development plans	Project Applicant	Sanitation District
MM 5.12-10 If water supplies are reduced from projected levels due to drought, emergency, or other unanticipated events, take appropriate steps to limit, reduce, or otherwise modify growth permitted by the Area Plan in consultation with water districts to ensure adequate long-term supply for existing businesses and residents. (SCVAP 2012 EIR MM 3.13.4)	Prior to approval of development plans	Project Applicant	County of Los Angeles Department of Regional Planning
MM 5.12-11 Require that all new development proposals demonstrate a sufficient and sustainable water supply prior to approval. (SCVAP 2012 EIR MM 3.13.5)	Prior to approval of development plans	Project Applicant	County of Los Angeles Department of Regional Planning
MM 5.12-12 Require the use of drought tolerant landscaping, native California plant materials, and evapotranspiration (smart) irrigation systems. (SCVAP 2012 EIR MM 3.13.6)	Prior to approval of landscape plans	Project Applicant	County of Los Angeles Department of Regional Planning
MM 5.12-13 In making land use decisions, consider the complex, dynamic, and interrelated ways that natural and human systems interact, such as the interactions between energy demand, water demand, air and water quality, and waste management. (SCVAP 2012 EIR MM 3.13.8)	Prior to approval of development plans	Project Applicant	County of Los Angeles Department of Regional Planning
MM 5.12-14 In coordination with applicable water suppliers, adopt and implement a water conservation strategy for public and private development. (SCVAP 2012 EIR MM 3.13.9)	Prior to approval of development plans	Project Applicant	County of Los Angeles Department of Regional Planning
MM 5.12-15 Provide examples of water conservation in landscaping through use of low water use landscaping in public spaces such as parks, landscaped medians and plazas, and around public buildings. (SCVAP 2012 EIR MM 3.13.10)	Prior to approval of landscape plans	Project Applicant	County of Los Angeles Department of Regional Planning
MM 5.12-16 Require low water use landscaping in new residential subdivisions and other private development projects, including a reduction in the amount of turf-grass. (SCVAP 2012 EIR MM 3.13.11)	Prior to approval of landscape plans	Project Applicant	County of Los Angeles Department of Regional Planning

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
MM 5.12-17 Provide informational materials to applicants and contractors on the Castaic Lake Water Agency's Landscape Education Program, and/or other information on xeriscape, native California plants, and water conserving irrigation techniques as materials become available. (SCVAP 2012 EIR MM 3.13.12)	Prior to commencement of grading or construction activities	Project Applicant	County of Los Angeles Department of Regional Planning
MM 5.12-18 Promote the use of low-flow and/or waterless plumbing fixtures and appliances in all new non-residential development and residential development of five or more dwelling units. (SCVAP 2012 EIR MM 3.13.13)	Prior to issuance of occupancy permits	Project Applicant	County of Los Angeles Department of Regional Planning
MM 5.12-19 Support amendments to the County Building Code that would promote upgrades to water and energy efficiency when issuing permits for renovations or additions to existing buildings. (SCVAP 2012 EIR MM 3.13.14)	Prior to the issuance of permits for renovations or additions to existing buildings	Project Applicant	County of Los Angeles Department of Regional Planning
MM 5.12-20 Apply water conservation policies to all pending development projects, including approvals for tentative subdivision maps to the extent permitted by law. Where precluded from adding requirements by vested entitlements, encourage water conservation in construction and landscape design. (SCVAP 2012 EIR MM 3.13.15)	Prior to approval of development plans	Project Applicant	County of Los Angeles Department of Regional Planning
MM 5.12-21 Upon the availability of non-potable water services, discourage and consider restrictions on the use of potable water for washing outdoor surfaces. (SCVAP 2012 EIR MM 3.13.16)	At the time when non-potable water services are available	Project Applicant	County of Los Angeles Department of Regional Planning
MM 5.12-22 In cooperation with the Sanitation District and other affected agencies, expand opportunities for use of recycled water for the purposes of landscape maintenance, construction, water recharge, and other uses as appropriate. (SCVAP 2012 EIR MM 3.13.17)	Prior to construction and during Project operation	Project Applicant and County of Los Angeles Department of Regional Planning	County of Los Angeles Department of Regional Planning and Los Angeles County Sanitation District
MM 5.12-23 Require new development to provide the infrastructure needed for delivery of recycled water to the property for use in irrigation, even if the recycled water main delivery lines have not yet reached the site. (SCVAP 2012 EIR MM 3.13.18)	Prior to approval of development plan	Project Applicant and Construction Contractor	County of Los Angeles Department of Regional Planning

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
MM 5.12-24 Participate and cooperate with other agencies to complete, adopt, and implement an Integrated Regional Water Management Plan to build a diversified portfolio of water supply, water quality, and resource stewardship priorities for the Santa Clarita Valley. (SCVAP 2012 EIR MM 3.13.20)	Prior to and during Project operation	Project Applicant and County of Los Angeles Department of Regional Planning	County of Los Angeles Department of Regional Planning
MM 5.12-25 Require that all new development proposals demonstrate a sufficient and sustainable water supply prior to approval. (SCVAP 2012 EIR MM 3.13.21)	Prior to project approval	Project Applicant	County of Los Angeles Department of Regional Planning
MM 5.12-26 Promote energy efficiency and water conservation upgrades to existing non-residential buildings at the time of major remodel or additions. (SCVAP 2012 EIR MM 3.13.22)	Prior to approval of applicable permits for remodel or additions	County of Los Angeles Department of Regional Planning	County of Los Angeles Department of Regional Planning
MM 5.12-27 Landscaping shall emphasize drought-tolerant vegetation (xeriscaping) where not watered with reclaimed water. Plants of similar water use shall be grouped to reduce over-irrigation of low-water-using plants. Those areas not designed in xeriscape shall be gauged to receive irrigation using the minimal requirements. (1992 SP EIR MM 4.12.8)	Prior to approval of landscape plans	Project Applicant, Future Developers and Construction Contractor	County of Los Angeles Department of Regional Planning
MM 5.12-28 Residential occupants shall be informed as to the benefits of low-water-using landscaping and sources of additional assistance in xeriscaping. (1992 SP EIR MM 4.12.7)	During operation	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning
MM 5.12-29 The County of Los Angeles shall follow state regulations in implementing the goals, policies, and programs identified in the Los Angeles County Integrated Waste Management Plan in order to achieve and maintain a minimum of 50 percent reduction in solid waste disposal through source reduction, reuse, recycling, and composting. In response to California's 75 Percent Initiative, at least 75 percent of all solid waste will be recycled or reused by 2020. Additionally, the Project Applicant or Construction Manager shall ensure that a minimum of 65 percent of the non-hazardous construction and demolition debris will be recycled and/or salvaged or meet a local construction and demolition waste management ordinance. (SCVAP 2012 EIR MM 3.17.1)	During construction activities and Project operation	Project Applicant, Future Developers, and/or Construction Manager	County of Los Angeles Department of Regional Planning
MM 5.12-30 The County shall require all future commercial, industrial and multifamily residential development to provide adequate areas for the collection and loading of recyclable materials (i.e., paper products, glass, and other recyclables) in compliance with the State Model Ordinance, implemented on September 1, 1994, in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991. (SCVAP 2012 EIR MM 3.17.2)	During construction activities and Project operation	Project Applicant and Construction Contractor	County of Los Angeles Department of Regional Planning

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
MM 5.12-31 The County shall require all development projects to coordinate with appropriate County agencies to ensure that there is adequate waste disposal capacity to meet the waste disposal requirements of the County's Planning Area, and the County shall recommend that all development projects incorporate measures to promote waste reduction, reuse, recycling, and composting. (SCVAP 2012 EIR MM 3.17.3)	Prior to development plan approval	Project Applicant	County of Los Angeles Department of Regional Planning and Sanitation Districts of Los Angeles County
MM 5.12-32 All new development in the County's Planning Area will be required to implement existing and future waste reduction programs in conformance with the County's Planning Area SRRE program. (SCVAP 2012 EIR MM 3.17.4)	During construction activities and Project operation	Project Applicant, Future Developers and Construction Contractor	County of Los Angeles Department of Regional Planning
MM 5.12-33 Any hazardous waste that is generated on site, or is found on site during demolition, rehabilitation, or new construction activities shall be remediated, stored, handled, and transported in compliance per appropriate local, state, and federal laws, as well as with the County's SRRE. (SCVAP 2012 EIR MM 3.17.5)	During demolition, rehabilitation, or construction activities	Project Applicant, Future Developers and Construction Contractor	County of Los Angeles Department of Regional Planning
MM 5.12-34 Collection/storage facilities for recyclables shall be incorporated into all building designs and/or a conveniently located recycling area shall be developed on the project site for use by all occupants/users of the commercial/industrial uses. (1992 SP EIR MM 4.13.1)	During construction activities and Project operation	Project Applicant, Future Developers and Construction Contractor	County of Los Angeles Department of Regional Planning
MM 5.12-35 The owner and/or tenants of all onsite commercial and industrial uses shall comply with all applicable federal, state and local requirements for handling hazardous materials. Onsite businesses handling hazardous materials shall submit a Business Plan which will include information on inventories, employee training and emergency response plans and procedures. (1992 SP EIR MM 4.13.2)	During Project operation	Applicant, Future Developers, and Onsite commercial and industrial owners and/or tenants	County of Los Angeles Department of Regional Planning

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
MM 5.12-36 Removal of hazardous materials, waste from the project site, shall be conducted by registered waste hauler in accordance with all applicable rules and regulations. (1992 SP EIR MM 4.13.3)	During construction activities and Project operation	Project Applicant, Future Developers and Construction Contractor	County of Los Angeles Department of Regional Planning
MM 5.12-37 All hazardous materials used in association with future onsite businesses shall be stored in specific locations and clearly marked as to contents. (1992 SP EIR MM 4.13.4)	During Project operation	Applicant, Future Developers, and Onsite commercial and industrial owners and/or tenants	County of Los Angeles Department of Regional Planning